

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐ no ☒

Property Name: Oakland Mills Survey District Inventory Number: HO-1047
 Address: 5509, 5505 and 5471 Old Columbia Pike Historic district: ☐ yes ☒ no
 City: Columbia Zip Code: 21045 County: Howard
 USGS Quadrangle(s): Savage
 Property Owner: Multiple owners Tax Account ID Number: _____
 Tax Map Parcel Number(s): _____ Tax Map Number: HO30
 Project: US-29 from Middle Patuxent River to MD 175 Agency: SHA
 Agency Prepared By: EHT Tracerics
 Preparer's Name: Kate Ritson Date Prepared: 10/16/2011
 Documentation is presented in: MIHP Form
 Preparer's Eligibility Recommendation: _____ Eligibility recommended ☒ Eligibility not recommended
 Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
 Name of the District/Property: _____
 Inventory Number: _____ Eligible: ☐ yes Listed: ☐ yes
 Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Oakland Mills Survey District is composed of the Oakland Mills Store & Dwelling, Cooper's House, and Blacksmith Shop and House. Each building was constructed circa 1820 as part of a larger estate known as "Oakland," which belonged to Charles Sterrett Ridgely. Development of Oakland grew around a gristmill, located to the west side of present-day Old Columbia Pike. The Oakland Mills settlement expanded through the early to middle nineteenth century, with dwellings, stores and small industrial shops constructed to serve those who worked at the gristmill. Following financial difficulties, the property passed into the hands of the Oliver family, who were the first to subdivide the estate in 1838. The buildings continued to serve their original functions, but they were no longer united within a single estate. Significant changes came to the community with the destruction of the mill in 1897. In the twentieth century, many of the buildings and structures associated with the mill were lost, and the remaining resources passed through various owners and underwent numerous renovations. With the construction and continued expansion of U.S. Route 29, running immediately parallel to Old Columbia Pike, the historic mill community of Oakland Mills was fully integrated into the surrounding late-twentieth-century planned suburban development of the region. Today, the resources within the Oakland Mills Survey District appear as individual single-family dwellings, and no longer effectively reflect their historic design or association with the historic mill site. Therefore, the Oakland Mills Survey District is not recommended eligible under Criteria A or C of the National Register of Historic Places. The district is not associated with any person or group of persons of outstanding importance

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:


 Reviewer, Office of Preservation Services


 Reviewer, National Register Program

7/19/12
 Date

7/19/12
 Date

to the community, state, or nation. Therefore, the district is not recommended eligible under Criterion B. The district was not evaluated under Criterion D. Therefore, the Oakland Mills Survey District is not recommended eligible for listing in the National Register of Historic Places under Criteria A, B, or C.

The Oakland Mills Survey District is located along Old Columbia Road in east-central Howard County, Maryland, near the southeast intersection of U.S. Route 29 and MD Route 175. The Survey District consists of four properties associated with the nineteenth-century industrial community historically known as Oakland Mills: 5509 Old Columbia Road (the Mill Store and Dwelling), 5505 Old Columbia Road (the Cooper's House), 5471 Old Columbia Road (Blacksmith House and Shop, also known as "Felicity"), and a vacant tract denoted as Parcel 7 on Map 36. Located on the east side of Old Columbia Road, which runs north/south, the properties are set close to the road. U.S. Route 29 is located directly west of the Survey District and is screened from Old Columbia Road by a strip of grass bordered with mature shrubbery and trees.

The remaining properties within the Oakland Mills Survey District and their associated resources are examples of an early-nineteenth-century mill community. The extant buildings, constructed circa 1820, provided housing and shops for the craftsman and merchants associated with the grist mill located west of Old Columbia Road in the path of Route 29. By 1875, the town of Oakland Mills, located only five miles south of Ellicott City, developed into a substantial settlement and continued to flourish until the early twentieth century.

The Oakland Mills Survey District retains minimal integrity as the remaining collection of buildings from the historic Oakland Mills property. The properties at 5509 Old Columbia Pike (Oakland Mills Store and Dwelling), 5505 Old Columbia Pike (Cooper's House) and 5471 Old Columbia Pike (Blacksmith's Shop and House) were constructed in the early nineteenth century around the Oakland Mills grist mill, located on the west side of what is now Old Columbia Pike, in the path of what is now present-day U.S. Route 29. Initially developed by Charles Sterrett Ridgely with his brother, James Sterrett, Oakland Mills grew and developed throughout the nineteenth century as a community built around the mill site. Multiple dwellings and shops were constructed to house and support the mill's workers. Today, the three properties included in the Oakland Mills Survey District are the only remaining associated resources.

The Survey District as a whole retains minimal integrity as a representative collection of buildings associated with the historic Oakland Mills. While the property at 5471 Old Columbia Pike retains integrity as an individual resource, and is especially significant for its blacksmith's shop, the integrity of the district as a whole has been substantially compromised by the development of Route 29 and by the extensive additions and renovations made to 5509 and 5505 Old Columbia Pike.

Both 5509 and 5505 Old Columbia Pike received extensive additions and renovations to the original building in the twentieth and twenty-first centuries. Each was initially constructed as a one-room deep building, with elements of the Federal style embellishing the vernacular buildings. The original section of each house is clearly visible at the façade, but is easily lost on the secondary elevations and on the interior within the complex plans created by new additions. Further, while the buildings remain visible at the façade, the large additions are visually prominent, presenting the same height and massing as the original main blocks. The north and south elevations of 5509 Old Columbia Pike are obscured by circa 1975 wing additions, and 5505 Old Columbia Pike has been completely enveloped at its south and east elevations by several stages of additions. Further, while the original portion of each house retains integrity of design at the exterior, the interiors have been extensively refinished with new materials at each story, either replacing or obscuring historic materials. The property at 5471 Old Columbia Pike retains integrity as an individual resource, with a great deal of integrity from its earliest period, as well as several historic later nineteenth-century additions. The integrity of the blacksmith's shop, perhaps the most historically significant resource extant within the district, has been compromised by severe deterioration. As a result, the Oakland Mills Survey District no longer retains integrity of design, materials or workmanship.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

Moreover, integrity of setting, association and feeling has been affected by the construction of Route 29, and its later expansion and related development. While each property retains its integrity of location, the setting has been severely compromised by the construction and expansion of Route 29, which sits directly west of the Survey District. This loss of setting in combination with the compromised integrity of design, materials and workmanship has resulted in a lack of feeling and association, as the properties no longer reflect their historic association with the mill site.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

CAPSULE SUMMARY

HO-1047

Oakland Mills Survey District

US 29 from Middle Patuxent River to MD 175

Columbia, Howard County, Maryland

The Oakland Mills Survey District is composed of the Oakland Mills Store & Dwelling, Cooper's House, and Blacksmith Shop and House. Each building was constructed circa 1820 as part of a larger estate known as "Oakland." Development of Oakland grew around a gristmill, located to the west side of present-day Old Columbia Pike. Through the early to middle nineteenth century, dwellings, stores and small industrial shops were constructed to house and serve those who worked at the gristmill. In the twentieth century, many of the buildings and structures associated with the mill were lost. With the construction and continued expansion of U.S. Route 29, running immediately parallel to Old Columbia Pike, the historic mill community of Oakland Mills was fully integrated into the surrounding late-twentieth-century planned suburban development of the region. Today, the resources within the Oakland Mills Survey District appear as individual single-family dwellings, and no longer effectively reflect their historic design or association with the historic mill site. As a result, the Oakland Mills Survey District is not recommended eligible for listing in the Maryland Register of Historical Places or the National Register of Historic Places.

The Survey District as a whole retains minimal integrity as a representative collection of buildings associated with the historic Oakland Mills. While the property at 5471 Old Columbia Pike retains integrity as an individual resource, and is especially significant for its blacksmith's shop, the integrity of the district as a whole has been substantially compromised by the development of Route 29 and by the extensive additions and renovations made to 5509 and 5505 Old Columbia Pike.

Inventory No. HO-1047

1. Name of Property

(indicate preferred name)

historic	Oakland Mills
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other Oakland Mills Survey District

2. Location

street and number 5509, 5505 and 5471 Old Columbia Pike _____ not for publication

city, town	Columbia	vicinity
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county Howard County

3. Owner of Property

(give names and mailing addresses of all owners)

name	Multiple Owners
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street and number 5471-5509 Old Columbia Road

telephone

city, town	Columbia	state	MD	zip code	21045
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4. Location of Legal Description

courthouse, registry of deeds, etc.	Maryland Property Records SDAT	liber	folio
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city, town	http://mdlandrec.net	tax map 30	tax parcel	tax ID number
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5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other:

6. Classification

Category	Ownership	Current Function		Resource Count	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>6</u>	<u>2</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<u>3</u> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>6</u>	<u>5</u> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				3	

7. Description

Inventory No. HO-1047

Condition

<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Oakland Mills Survey District is located along Old Columbia Road in east-central Howard County, Maryland, near the southeast intersection of U.S. Route 29 and MD Route 175. The Survey District consists of four properties associated with the nineteenth-century industrial community historically known as Oakland Mills: 5509 Old Columbia Road (the Mill Store and Dwelling), 5505 Old Columbia Road (the Cooper's House), 5471 Old Columbia Road (Blacksmith House and Shop, also known as "Felicity"), and a vacant tract denoted as Parcel 7 on Map 36. Located on the east side of Old Columbia Road, which runs north/south, the properties are set close to the road. U.S. Route 29 is located directly west of the Survey District and is screened from Old Columbia Road by a strip of grass bordered with mature shrubbery and trees.

The remaining properties within the Oakland Mills Survey District and their associated resources are examples of an early-nineteenth-century mill community. The extant buildings, constructed ca. 1820, provided housing and shops for the craftsman and merchants associated with the grist mill located west of Old Columbia Road in the path of Route 29. By 1875, the town of Oakland Mills, located only five miles south of Ellicott City, developed into a substantial settlement and continued to flourish until the early twentieth century.

Architectural Description

5509 Old Columbia Pike – Oakland Mills Store and Dwelling (HO-154)

Site

The Oakland Mills Store and Dwelling, located at 5509 Old Columbia Pike, occupies a 1.17-acre lot that fronts the southeast side of the road. The property slopes upward to the east away from the road, so that the house is set within a short hill. A wood fence, mature trees and shrubbery shield the house from Route 29, which is located west of the property. Several mature trees also shade the house; the rear of the property backs up to a densely wooded area. A brick walkway leads from the road to the central front entry, where it is bound by brick retaining walls. At the north side of the property, an asphalt driveway leads from the road to a brick patio adjacent to the north elevation. A wire and wood fence bounds the property at the north side. A brick patio adjacent to the east elevation leads to a rear, central entry. The far rear of the property is bound by a wire fence.

Exterior

Constructed in the early nineteenth century, the building at 5509 Old Columbia Pike is believed to have historically served as a dwelling and store, before undergoing renovation to function solely as a single-family dwelling by the second quarter of the nineteenth century. Sitting two-and-one-half stories high and

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Oakland Mills Survey District
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nestled into the upwards sloping hill, the house represents a charming example of a vernacular interpretation of the Federal style.

Set on a solid foundation of stone, the masonry walls of the original building are laid in uncoursed random-rubble stone. Quoins and prominent lintels rendered in rough-cut stone add visual interest to the façade. The three-bay wide façade is symmetrically fenestrated at the first and second stories, with a central entry at the first story flanked by a window to each side, and three windows set above. The wide central entry is marked by a single-leaf paneled wood replacement door. The entry is recessed, flanked by recessed paneled jambs. Due to the thickness of the building's foundation walls, the western jamb of the opening is set at a ninety-degree angle. The opening is surmounted by a flat stone lintel.

The entry is flanked by a window to each side, each a 1/1 double-hung vinyl sash window, with false 6/6 muntins.¹ Each window is set in a wood frame with interior bead, with an inset wood sill and splayed rough-cut stone lintel. Three similar windows fenestrate each bay of the second story. The shorter, first-story openings rest at ground level, while the elongated second-story windows are set immediately beneath the roofline. This creates a wide expanse between the two stories. Interestingly, the central second-story window appears slightly off-center within the façade. Its stone lintel is wider than those at the flanking windows, suggesting that this was originally a wider opening that would have been aligned with the opening below. There is also evidence of stone reworking beneath this opening.

The building is capped with a side gable roof covered in asphalt shingles, embellished with an overhanging wood cornice.² Two dormers pierce the front slope of the roof, each capped with a front gable roof of asphalt shingles, with cheek walls clad in wood shingles and pierced at the front face with a nine-light fixed wood window. The rear (east) slope of the roof is marked by two gabled dormers, covered in asphalt shingle and containing louvered vents. An interior end rubble-stone chimney with a plain cap rises at the south elevation.

The original building is flanked by the addition of prominent wood-frame wings at its north and south elevations, added ca. 1975. A one-and-one-half-story addition is connected to the north elevation of the main building by a one-story wood-frame hyphen. A two-story addition with a Colonial-inspired jetty between stories is attached to the south elevation of the main building. Set on parged concrete foundations, both the wings and hyphen are clad in wood weatherboard and are capped by side gable roofs covered in asphalt shingles. A massive exterior end brick chimney rises at the south elevation of the south addition; it is laid in stretcher-bond brick and embellished with a corbelled brick cap. The additions are fenestrated with 1/1 double-hung vinyl sash windows with false 6/6 muntins.

¹ Replaced in 2010 according to homeowner. All windows vinyl replacement except where noted.

² These shingles have replaced the wood shingles noted in the 1997 survey of the property.

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The north and south (side) elevations of the main building are largely not visible due to the flanking wings. The west bay of the south elevation holds a single window with a splayed stone lintel at its first story. The north elevation is fenestrated at its upper gable end with a replacement window and stone lintel.

Due to the building's placement within the property's upward slope, the east (rear) elevation of the original building only displays a single story, which corresponds to the second story of the front façade. In contrast to the façade, the fenestration at the rear of the building is not symmetrical, most likely the result of interior uses and stair placement. The foundation level is pierced by three openings. An entry is located below-grade to the south. Approached by a set of brick steps, the entry is marked by a single-leaf wood door, paneled with six lights. The door is capped by a wood lintel, which extends north to cover a nine-light fixed vinyl window set in a square-edged wood surround with a wood sill. The northernmost bay at the foundation level is pierced by a ten-light fixed wood window, set in a square-edged wood surround with wood sill and surmounted by a brick flat arch. The main story of the building is fenestrated with an entry door in its south bay, centered above the foundation level entry. The entry is approached by a set of wood steps with turned balusters, and the opening is marked by a single-leaf paneled wood door set in a narrow square-edged wood surround and surmounted by a three-light transom and narrow wood lintel. The two north bays of the main story are fenestrated with replacement 1/1 (false 6/6) double-hung vinyl sash windows set in a square-edged wood surround with a wood sill and narrow wood lintel.

At the rear (east) elevation of the building, the wing additions extend beyond the plane of the main block's rear wall. The rear elevation of the south addition has been enlarged by a one-story addition at the foundation level. It is wood frame and screened, capped by a shed roof of asphalt shingles.

Interior

At the first floor, the main building presents an altered hall and parlor, one-room deep plan. While the house is believed to have originally served as a dwelling and a store based on historic documentation, the interior has been extensively renovated and today, no physical evidence remains of such use. The interior was renovated in the 1950s to replicate colonial-era architecture and was further renovated in the late twentieth century, including the addition of a bathroom and modern kitchen. Visible decorative features and materials mostly date from the mid- to late twentieth century, except where specifically noted. The original building provides living space, while bedrooms and larger living and social areas are located within the wing additions.

At the first floor of the original building, the front entry opens immediately into a large, open living and dining area. To the north, a wide, open entryway provides access to a modern kitchen. A small hallway with connecting full bathroom has been added immediately to the east of the kitchen by the current

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homeowners. The living area is located in what would have originally served as the hall, with the kitchen and bathroom located in the original parlor, with a partition wall added to divide the spaces. The south wall of the dining and living area contains a centrally located brick fireplace. Set in a late-twentieth-century wood mantel, the fireplace wall reveals original random-rubble stone. Built-in cabinets, constructed by the current owners in the late twentieth century, are located to the west of the fireplace and continue along the west wall. Entry to the south addition is provided to the east of the fireplace, up a single step. This level of the main building has been extensively renovated in the late twentieth century to accommodate modern living needs, as seen particularly with the kitchen and added bathroom. The floor has been replaced with a concrete base, and is now finished with tile floors. Wood built-in shelves and cabinets have been installed throughout the kitchen and dining area. Except behind the fireplace, the walls are stuccoed and false wood beams, installed ca. 1950, are exposed at the ceiling.

Access to the second floor is provided at a turned wood staircase, an original feature, in the southeast corner of the living area room. The second floor features a main living area, and a bathroom added to the north, which was added in the 1950s. The space features original wide wood plank floors, the widest board measuring 22" with the average boards measuring about one foot. The door openings hold original but not historic paneled wood doors set in molded surrounds. The fireplace, set in the south wall, is set in a simple plaster surround. Built-in paneled wood cabinets are set to its west, an original feature of the house. The living area is finished with plastered walls with a short wood baseboard with kick molding and exposed wood beams, installed ca. 1950. The modern bathroom is finished with tiled floors, gypsum board walls, and beaded board wainscoting beneath the chair rail.

Approached by a set of wood stairs, the third floor is similarly finished, although the original floor boards are slightly narrower. The door openings feature historic but not original plank wood doors set in square-edged wood surrounds.

Outbuildings

The shed at 5509 Old Columbia Pike dates from ca. 1975. The one-story wood-frame building is covered in vertical particle board and capped with a gambrel roof of asphalt shingles. The building is accessed through a double-leaf entry door of vertical boards and is not otherwise fenestrated.

The gazebo, dating from ca. 1980, is one story in height with an octagonal form. The structure is composed of square posts with square balusters and brackets supporting the spindlework. The pyramidal roof is covered in asphalt shingles.

An undated well is located to the north side of the property, immediately adjacent to the paved driveway. The well has been covered by a square concrete pad on which a metal water pump is set.

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5505 Old Columbia Pike – Cooper's House (HO-155)

Site

The Cooper's House, located at 5505 Old Columbia Pike, occupies a 1.04-acre lot that fronts the southeast side of the road. The property rises towards the rear (east) and the house is set within the slope of the hill. A wood fence, mature trees and shrubbery screen the house from Route 29, which is located west of the property. Mature shrubbery enhances the front (west) side of the property, and mature trees surround the property at all sides; a heavily wooded area borders the property at the rear. A curving asphalt driveway connects from Old Columbia Pike, it widens at the northwest side of the house to form a parking area. A brick patio leads from the center of the curving drive to the central, front entry. A set of wood steps covered with a wood pergola lead along the north elevation of the house to the rear (east). A large vegetable garden is located at the northeast side of the property. At the rear, a wood deck leads from the north bay to a gazebo at the far east side of the property. The property is surrounded on all sides by trees and shrubbery, and is bound at the south side by a wood privacy fence.

Exterior

Constructed in the early nineteenth century as the Cooper's House of Oakland Mills, this two-and-one-half story, three-bay wide, one-room deep vernacular building reflects elements of the Federal style. The house has been significantly expanded through the addition of a two-story, three-bay stone and frame wing addition at the south elevation. This addition dates to the mid-twentieth century. Another large addition completely obscures the rear (east) elevation of the original building. This one-story addition extends the full width of the rear, encompassing both the original building and the south wing addition.

The original building is two-and-one-half stories high, three-bays wide, and one-room deep. Set on a solid stone foundation, the building's masonry walls are laid in uncoursed random rubble stone. The symmetrical façade (west elevation) is three-bays wide and features a centered entry. The fenestration is arranged noticeably close together towards the middle of the façade. The entry is marked by a replacement single-leaf glass in wood modern door, set in a replacement Colonial Revival-style surround featuring an open pediment and flanked by fluted pilasters with base and corner blocks. The entry is flanked by a window opening to each side, each opening holding a 1/1 double-hung vinyl sash window with 6/6 false muntins.³ Each window is set in an ovolo wood surround with a wood sill and surmounted by a splayed stone lintel which decorative interest to the facade. The second story features three symmetrically placed windows, identical to those at the first story, although their lintels have been obscured by the reconstructed roof. The building is capped with a heavy, steep side gable roof of asphalt shingles that is

³ Installed ca. 2011.

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embellished with overhanging eaves. The front slope of the roof is marked by two prominent front gable dormers. The dormer roofs are clad in asphalt shingles, the cheek walls in composite wood material, with each dormer pierced by a 1/1 double-hung vinyl sash replacement window with false 6/6 muntins.⁴ An interior end chimney of uncoursed rubble stone rises at the north elevation.

With the construction of the south wing, the west elevation now extends to include the façade of the stone and wood-frame addition. The two-story, four-bay addition is constructed of random rubble stone at the first story to match the original building; its second story is constructed of wood frame and is clad in weatherboard. The addition is capped by a steep side gable roof of asphalt shingles, and a pent roof of asphalt shingles shelters the first story. The first story is marked by a side-entry located in the north bay. The entry holds a modern paneled wood door. A small, shallow stone niche pierces the façade where it intersects with the original building. To the south, a single recessed window opening holds four single-light vinyl casement windows. A shallow pent roof separates the first story from the second story.⁵ The second story is fenestrated by four equally spaced window openings, each holding 1/1 double-hung vinyl sash replacement windows with false 6/6 muntins that are set in square-edged wood surrounds. The pent roof below serves as a continuous sill for the windows, and the tops of the windows meet the overhanging eave of the roof above.

The north elevation of the original building is fenestrated with a single window opening set to the west of the chimney stack in the upper gable end. The opening holds a four-light fixed vinyl window set in a square-edged wood surround. The south elevation of the original building is completely obscured by the south addition. The south elevation of the addition is stuccoed at the first story, and is clad in weatherboard at the second story. It extends beyond the original plane of the building because of the rear addition. At the first story, the south elevations of the south and rear additions are fenestrated with four, single-leaf metal casement windows. The second story is fenestrated with a single 1/1 replacement window, with a single-light awning window (material not visible) and with a 6/6 metal sash window.

The rear (east) elevation of the original building is completely obscured by a rear addition, as noted. Set on an exposed concrete foundation, the addition is constructed of wood frame and is clad in wood weatherboard. It is set beneath a shallow front gable roof covered in asphalt shingles. Two identical screened, frame porches with asphalt shingle shed roofs extend from the elevation. Approached by short sets of wood steps, the porches are set on concrete pier foundations and are constructed of wood. Each porch encloses a rear entry, marked by sliding glass metal doors at the addition's elevation. The foundation of the rear elevation is marked by two six-light metal casement windows, and one two-light

⁴ The homeowner stated that the windows were replaced in 2010. They are identical to those at 5509 Old Columbia Road.

⁵ This façade was been extensively renovated by the current homeowners ca. 1980. Photographs from 1977 show that a garage door was originally located where the casement windows are now located; the pent roof is also a recent addition.

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fixed metal window. The first story is fenestrated with a paired, ten-light metal casement window to the south of the south porch, and with an identical window between the porches. The north elevation of the rear addition is fenestrated with a shallow, four-sided oriel window set within a weatherboard surround under a half-hipped roof of asphalt shingles. Each side contains a single-light metal casement window.

Interior

The extant original building at 5505 Old Columbia Pike represents a one-room deep plan, though numerous additions have obscured this original structure. The original building was extensively renovated in the mid- and late twentieth century, with original material either replaced or obscured by modern replacements.

Access to the original building is provided through a central front entry door. The entry opens directly into what is currently a living room. The floors are finished with 4" wood plank (the flooring was installed in the mid-twentieth century by the previous owners, Timothy and Alyce Gales, the room had a dirt floor), the ceilings with exposed, painted beams (also replacement from the 1950s) and the walls are now clad in 7" vertical bead board paneling. The fireplace at the north wall has been refinished with replacement stone. West of the fireplace remains an older paneled wood door to a closet space. An historic but not original 6/6 double-hung wood sash window is set in the south wall, now enclosed by the mid-twentieth-century south addition. At the interior, the two west (front) windows feature deep sill ledges.

This one-room deep original building is enveloped at its south and east sides by the later additions. Access to a later nineteenth-century addition (not visible from the exterior) is provided through a doorway at the south side of the living area's east wall. This addition expanded the dwelling to a two-room deep house. It was refinished as a kitchen in the 1950s, with a small half-bath added at this time in its northwest corner. Both the kitchen and half bath retain their 1950s materials. The kitchen has a ceramic tile floor, gypsum board walls and older cabinets. The bathroom is finished with ceramic tile walls and floors, and features a now enclosed three-light fixed wood window at its north wall. Access to a storage room, finished in concrete, is provided at the south side of the east wall. A crawl space is located to the north of the kitchen and storage rooms. The mid-twentieth addition on the south spans the depth of the original building's living area and the late-nineteenth-century addition. It is accessible through an entryway at the east side of the kitchen's south wall, and also through a separate front entrance at the north side of its west wall. It was extensively renovated ca. 1980 and now holds a modern kitchen and dining space.

The second story of the original building is accessed by a set of older (but not original) wood stairs at the south wall of the room. Another set of stairs at the east wall of the late-nineteenth-century addition provide access to that portion's second story. The second story of the original building features older (but not original) 4" plank wood floors, and has been refinished with plastered walls, and a late-twentieth-

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century paneled drop ceiling with a molded cornice and a plain baseboard dating from the mid-twentieth century. Access to the attic story is provided by a set of narrow, steep replacement steps at the south wall. The floors have recently been refinished with new wood planks, but a small portion of the original floor is visible below another level of older flooring. The walls and ceiling have been newly plastered over, except at the north and south gable ends where older stucco remains exposed. As at the first story, the second story of the main building is completely enveloped at its east and south sides by the later additions.

Outbuildings

The one-story shed at 5505 Old Columbia Pike dates from ca. 1980. Set directly on the ground with no structural foundation, the wood-frame building is covered with weatherboard siding; it is possibly composite siding. The side gable roof is covered in asphalt shingles. The double-leaf entry of paneled doors is flanked by 1/1, double-hung windows of vinyl.

The gazebo, probably dating from the early 1990s, is one story in height with an octagonal form. The structure, set directly on the ground with posts, is composed of square posts with square balusters. The pyramidal roof is covered in asphalt shingles with a slight overhanging and crowning cupola. The gazebo is reached via a wood deck stretching from the screened porch on the rear of the building's main block.

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5471 Old Columbia Pike – Oakland Mills Blacksmith Shop and House

The following description is based on a 2011 site visit, previous MIHP survey forms and for new conditions, the recent Nomination form for the National Register of Historic Places, prepared by Kenneth Short of the Howard County Department of Planning and Zoning.

Site

The Oakland Mills Blacksmith Shop and House, located at 5471 Old Columbia Pike, occupies a two-acre lot that fronts the southeast side of the road. The house sits on a slightly raised lot that slopes gradually down to the south and west. In addition to the one-and-one-half-story wood-frame main house, the property also includes a one-story wood-frame smokehouse immediately south of the house, a one-story frame blacksmith shop to its southwest, and a stone springhouse in ruinous condition at the south end of the property. A small stream flows east-west through the property, which is defined by wooded areas around its edges. Mature trees dot the site throughout, and full shrubbery obscures the façade of the house.

Exterior

The Oakland Mills Blacksmith House is a vernacular, one-and-one-half-story single-family dwelling constructed ca. 1820. The main house has been substantially enlarged by the construction of a one-story wing at its south elevation, with a one-story ell at the wing's east elevation.

Set on a solid, uncoursed random rubble stone foundation, the main building's frame structure is clad in German wood siding and is capped by a side gable roof of asphalt shingles. The roof is embellished with a box wood cornice featuring an ogee-and-cavetto bed molding. The front slope of the roof has been altered with a single, prominent dormer which is asymmetrically located. The dormer is capped with a front gable roof of asphalt shingles, and is clad in horizontal wood siding at its front, and with angled siding at its cheek walls. The face of the dormer is pierced by a 6/6 double-hung sash window. An interior end brick chimney rises at the north and south elevations, and a third stone chimney with a brick stack stands at the exterior rear. The one-story, one-bay wide, three-bay deep, south wing addition is set beneath a shed roof of asphalt shingles and is clad in German wood siding. The connecting ell, one-story, by one-bay wide by one-bay deep, is also set beneath a shed roof and is clad in typical materials.

The asymmetrical façade (west elevation for the purposes of this description) of the building is divided into four bays, with a centered entry. The entry is marked by a single-leaf, six-paneled wood door set in a wood, beaded-interior-edge surround. It is approached by a set of wood steps with a wood rail. The entry is flanked by two windows to its north and one to the south, each is a 6/6 double-hung wood sash window set in a beaded-interior-edge surround with wood sill and flanked by louvered wood shutters. The stone

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foundation below is fenestrated with a typical 6/6 double-hung window. The south, shed roof addition is a prominent part of the façade. It is fenestrated at its foundation level and at its first story with a single typical 6/6 double-hung window with shutters.

The south elevation of the main building is dominated by the shed-roof wing addition, but two windows are visible above in the upper gable end, flanking the chimney stack. Each is a small, six-light wood casement window in a typical surround. The south elevation of the wing addition is fenestrated with two windows at each story, each typical 6/6 double-hung wood sash with shutters. Centered between the windows is a secondary entry, marked by a single-leaf panel-and-light wood door that is sheltered by a one-story, one-bay porch of wood frame construction set beneath a shed roof of asphalt shingles.

The north elevation of the main building is fenestrated at the first and second stories with two symmetrically aligned windows. The first-story window is a 6/6 double-hung sash window set in a modern frame with vinyl shutters. The second-story window is a typical 6/6 window without shutters.

The rear (east) elevation of the building is covered by the ell addition at the south bay, the remainder of the elevation is covered by a three-bay porch set beneath a shed roof. The roof of the ell addition at this elevation transitions out from the south wing's shed roof to form an east sloping shed roof over the second story. The ell addition holds a single-leaf paneled wood door with lights and a new, 6/6, double-hung sash window with new shutters. These openings are sheltered beneath a pent roof of asphalt shingles supported by square wood posts. The second story of the ell is fenestrated with a single, typical 6/6 double-hung window without shutters. A small brick chimney stack pierces the north ridge of the ell's shed roof. The three-bay, wood frame porch extends across the main block. It is set on a foundation of stone piers and is capped by a shed roof of asphalt shingles that is supported by wood posts. The porch shelters a single-leaf paneled wood door and a typical 6/6 double-hung window. The east elevation of the south wing is also visible at this addition, where it is set beneath a quarter-hipped roof. It is dominated by a prominent rubble stone fireplace stack with wide shoulders and a brick chimney. A typical 6/6 double-hung window without shutters is set to the south of the chimney.

The interior was not assessed as part of this documentation; for a detailed description of the interior, please refer to the individual National Register nomination for the Blacksmith Shop and House.

Outbuildings

Three historic outbuildings are associated with the property: a smokehouse, the remains of a springhouse, and the blacksmith's shop, all constructed ca. 1820.

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The one-story, wood frame smoke house is located just south of the main dwelling. The smokehouse is clad in German siding and is capped with a front gable roof of asphalt shingles.

The springhouse remains today in a ruinous condition, with only portions which remains are parts of the stone north and east walls. A single window opening pierces the north gable end wall.

The one-story, wood frame blacksmith's shop is located to the south of the main dwelling. The shop was built in two sections, both standing one-story high and capped with a side gable roof of corrugated metal. Set on a low, rubble stone foundation, the building is constructed of wood frame with clad in board-and-batten siding. The floor at the interior is dirt. The front (west) elevation of the shop is marked by a number of large, double-leaf doors constructed of tongue-and-groove beaded wood panels. The doors are attached by hand-wrought iron strap-hinges. A one-story, shed roof porch extends across the width of the façade, but currently, its entire southern half has collapsed. The north, south and east elevations are fenestrated with historic 6/6, double-hung wood sash windows.

8. Significance

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Period and Areas of Significance

Check and justify below

<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates	ca. 1820	Architect/Builder	Unknown
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Construction dates	ca. 1820; ca. 1975
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Evaluation for:

☒ National Register

☒ Maryland Register

☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Significance Statement

The Oakland Mills Survey District is composed of the Oakland Mills Store & Dwelling, Cooper's House, and Blacksmith Shop and House. Each building was constructed ca. 1820 as part of a larger estate known as "Oakland," which belonged to Charles Sterrett Ridgely. Development of Oakland grew around a gristmill, located to the west side of present-day Old Columbia Pike. The Oakland Mills settlement expanded through the early to middle nineteenth century, with dwellings, stores and small industrial shops constructed to serve those who worked at the gristmill. Following financial difficulties, the property passed into the hands of the Oliver family, who were the first to subdivide the estate in 1838. The buildings continued to serve their original functions, but they were no longer united within a single estate. Significant changes came to the community with the destruction of the mill in 1897. In the twentieth century, many of the buildings and structures associated with the mill were lost, and the remaining resources passed through various owners and underwent numerous renovations. With the construction and continued expansion of U.S. Route 29, running immediately parallel to Old Columbia Pike, the historic mill community of Oakland Mills was fully integrated into the surrounding late-twentieth-century planned suburban development of the region. Today, the resources within the Oakland Mills Survey District appear as individual single-family dwellings, and no longer effectively reflect their historic design or association with the historic mill site. Therefore, the Oakland Mills Survey District is not recommended eligible under Criteria A or C of the National Register of Historic Places. The district is not associated with any person or group of persons of outstanding importance to the community, state, or nation. Therefore, the district is not recommended eligible under Criterion B. The district was not evaluated under Criterion D. Therefore, the Oakland Mills Survey District is not recommended eligible for listing in the National Register of Historic Places under Criteria A, B, or C.

Resource History and Context

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The Oakland Mills Store & Dwelling, Cooper's House and Blacksmith Shop and House were originally part of a large estate of Charles Sterrett Ridgely known as "Oakland." The land on which Ridgely developed his estate originally belonged to his mother, Deborah Sterrett. Based on the Federal Direct Tax of 1798, the future Oakland Mills property comprised a small portion of a 1,500 acre property known as Felicity Farm. The tax assessment shows the division of the farm between Deborah Sterrett (1109 acres) and William P. Matthews (400 acres), both of which reside in log dwellings.⁶

She agreed to sell the estate to her sons, James and Charles, sometime before writing her will in 1812 and, in 1813, she executed contracts to this effect. The contracts stated the intention to leave 533 acres to James, and the other 567 acres to Charles. This agreement was sufficient for Charles to begin planning the Oakland property, and he and James developed the "Oakland Mills" on the land that Charles was to own.

The exact date of the mill's construction remains unclear, but it does not appear in the 1798 Federal Direct Tax list for Anne Arundel County, in which Howard County was then located. An 1815 advertisement for an adjacent property notes "a new mill to be built by Major Charles S. Ridgely." It is known that the mill was constructed by 1819 when Charles mortgaged his share in the mill. The mortgage document describes the property "whereon are erected the mills called and known by the name of The Oakland Mills." Ridgely continued to renew the mortgage, and an 1821 renewal with the City Bank of Baltimore describes four lots included as part of what was called "Felicity:"

1. Mill Seat 5.5 acres
2. Lot on east side of Columbia Turnpike 'whereon a stone dwelling house intended for the accommodation of a cooper is erected,' 20 square perches
3. Lot on east side of Columbia Turnpike 'where is erected a cooper's shop...', 9 square perches
4. Lot on east side of Columbia Turnpike 'on which are erected a smith's shop and a dwelling house for the accommodation of a blacksmith...', .25 acres

Ridgely apparently could not pay the promissory notes that the bank held and, in 1822, he deeded the mill property to the City Bank of Baltimore. In 1824, the bank's president, John B. Morris, advertised Oakland Mills on the Columbia Turnpike for rent. The bank's advertisement described the property as "that very valuable merchant and saw mill, with the store and dwelling house, cooper's house and shop, blacksmith's house and shop, and about 16 acres arable land – the stand is reputed to be an excellent one for a country store." The property was sold to Robert Oliver of Baltimore for \$9,228 in December 1825, with the

⁶ A Maryland Historical Trust Worksheet for Nomination Form for the National Register of Historic Places, prepared by Clora Barnes Thompson of the Howard County Office of Planning and Zoning in 1977, notes that Barbara Kelly, a former owner of 5509 Old Columbia Pike, stated that these houses appeared on the 1798 Tax list. Current research of this document did not reveal any mention of these buildings, and other historic documentation supports their construction in the early nineteenth century.

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blacksmith, cooper's shop and dwelling remaining as part of the property. In addition, in July of that year, Oliver had obtained the Oakland estate from Ridgely, who had obtained full rights to the remainder of Deborah Sterrett's property, including two parts of a tract called "Felicity...comprehending the lands improved and at present occupied by Charles Sterrett Ridgely....," consisting of 568 acres. With these two properties joined, Robert Oliver sold the land and improvements to his son Thomas for \$10.00 in 1827.

The estate, mill and associated resources remained in the Oliver family until 1838, when portions of the property were subdivided and sold independently. A September 21, 1838 advertisement for sale of Oakland appeared in *The American* (p. 3, col. 7), which describes the Estate of Thomas Oliver, Esq. as including a mansion on the west side of Columbia Turnpike plus the Mill (which had recently burnt but was quickly rebuilt), as well as a miller's house, a large store and dwelling, an ice house, a cooper's dwelling house and shop, a blacksmith's dwelling house and shop, and a wheelwright's shop. The property was divided into lots:

Lot 3: Mill Seat on 18 acres, 1 rood, 9 square perches.

Lot 4: 2-story, stone Miller's House (dimensions 26x18 feet) on 2 roods, 21 square perches.

Lot 5: Part stone, part wood Store & Dwelling, Ice house, on 1 rood 13 square perches fronting the turnpike.

Lot 6: Frame Cooper's dwelling and frame cooper's shop (36x18 feet) on 4 acres, 1 rood, 7 square perches fronting on turnpike.

Lot 7: 2-story frame Blacksmith's dwelling (32x15.5 feet) and frame shop (24x20 feet) on 10.25 acres fronting the turnpike.

Lot 8: Wheelwright's shop on 15 acres, 11 perches 'attached thereto adjoining the home place on the East side, and fronting the turnpike.

Lot 7 corresponds with present day 5471 Old Columbia Pike. Deed and map research and remaining physical evidence confirm that Lot 4 likely corresponds with present day 5505 Old Columbia Pike and that Lot 5 likely corresponds with present day 5509 Old Columbia Pike. The dimensions of the original portion of 5505 Old Columbia Pike correspond with the stone Miller's House listed at Lot 4. The Miller's House is also set on a similarly sized lot as that intended for a Cooper's House in 1821. It is thought that while the building originally housed a cooper, it later became a dwelling for a miller within the community. A mid-twentieth century photograph of the property in possession of the current owner shows two frame buildings, set close together, located adjacent to 5505 Old Columbia Pike. It is possible that these were the frame buildings referenced above at Lot 6 as the frame cooper's dwelling and shop.

The majority of the improved tracts of Oakland and the mill itself were purchased by George R. Gaither of Baltimore on November 26, 1838. These properties included 5509 Old Columbia Pike, the Store and Dwelling. Gaither was listed in an 1850 manufacturers' directory as "a merchant and gristmill operator

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with \$500 capital investment and two employees." The properties at 5505 Old Columbia Pike and 5471 Old Columbia Pike did not sell until 1844, when they were purchased by William Whipps. The 1850 census of manufactures lists Whipps as owning a blacksmith shop worth \$500. The 1860 Martenet Map of Howard County shows the settlement of Oakland Mills on the east side of the Columbia Turnpike, with a building owned by W. Whipps to the north end, then moving south, a wheelwright shop belonging to W. Harman, a blacksmith shop belonging to W. Whipps, another building owned by Whipps, and one building owned by G.R. Gaither. This map appears to put the buildings out of order, with the blacksmith shop not in its present location. Physical evidence indicates that the building has always been in this location, though. Possibilities include that Harman was renting a building from Whipps, or that the ordering of the labels on the map is not correct. A plat of the Oakland estate from 1861 includes each of the buildings within the settlement, but does not identify their owner or function.

In 1864, Gaither's property, including 5509 Old Columbia Pike, was sold to Philip Tabb. Tabb sold the tracts, comprising 1,404 acres, for \$85,000 in 1874 to his father-in-law, Francis Morris. Morris is credited with the invention of silage (green fodder preserved in a silo), when he placed whole corn in a trench and covered it with dirt in 1876. This invention led to the creation of the silo, the first of which was erected in Boston, Massachusetts, in 1879. Morris in turn bequeathed the mill property back to his daughter, Kate V. Tabb. By 1896, the estate was held solely by Katherine V. Tabb, the daughter of Philip and Kate Tabb. Together with her husband Frank M. Lee, Tabb began to subdivide the mill property again and discontinued operation of the saw mill. The property at 5509 Old Columbia Pike was conveyed to John V.L. Findlay, Jr. in 1906. The one acre of land and its vernacular stone dwelling was sold numerous times during the twentieth century. Finally, in June 1997, it was purchased by present owners Stephen K. and Myra G. Gnadt.

William Whipps, the owner of the other properties at Oakland Mills, died in the early 1860s and his real estate was offered for sale in 1866. The tract at 5505 Old Columbia Pike experienced many changes due to subdividing and rejoining under multiple owners thorough the remainder of the nineteenth century. In 1867, after a chancery court case, two lots were purchased by Martin and Sarah Fisher. The sale included 96 square perches, known as the 'Stone House Lot,' and 75 square perches, known as the 'Frame House Lot.' Retaining the stone house lot, the Fishers divided the frame house lot, selling each half lot separately in 1867. The stone house lot was retained by Sarah Fisher until 1880, when it was conveyed to John Smallwood. By the turn of the twentieth century, however, Smallwood had lost ownership of the property because of tax problems. Title was transferred to the Treasurer of Howard County, C. Dorsey Hobbs. It was purchased in 1928 by Desiree Branch Clark and Louis T. Clark. By 1943, the frame house lot property was recombined and also under the ownership of the county because of tax problems. It was purchased by the Clarks in May 1946, thereby reuniting the two lots (historic photographs show two frame dwellings originally located behind the stone house today extant at 5505 Old Columbia Pike). Sold by the Clarks to Clifford Shaw in 1961, the property was conveyed six years later to Timothy and Alyce Gales.

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Construction of the side addition allowed the building to be used in part for commercial purposes. The property at 5505 Old Columbia Pike was purchased from heirs of the Gales in 1990 by present owners Robert W. and Marilyn Dorfman, who renovated it for use as a two-unit dwelling.

The property at 5471 Old Columbia Pike, which includes the blacksmith house and shop, passed from the Whipps family to Oscar D. Thompson for \$6,000 in the late 1860s. In 1878, Thompson was foreclosed upon and, in October 1878, the property was advertised for sale along with "a wheelwright and blacksmith shop, comfortable frame dwelling and a tenant house, substantial barn and stable, and all necessary outbuildings." It was purchased by Samuel F. Whipps, a local farmer and likely William's son, for \$2,560. Samuel Whipps reportedly operated a general store at Oakland Mills. His son, William F. Whipps, was listed in the 1880 census as a blacksmith. In 1893, William purchased the property from his father for \$1,500. Whipps died in 1930 and his son, William, Jr., continued to operate the blacksmith shop until 1950. It remained in the Whipps family until 1954, when the property was sold to Paul and Laura Wildman. The Wildmans renovated the house and ran an antiques shop out of a room in the basement, and are probably responsible for adopting the name 'Felicity' for the house, after the old farm. They sold the property to the current owners, Robert F. and Mary Anna Collins, in 1961. The property was nominated to the National Register of Historic Places in 2011.

Context: Columbia, Maryland Suburbanization

The Oakland Mills Survey District is located in Columbia, Maryland, a planned community composed of numerous residential villages, each comprised of several neighborhoods. The community of self-contained villages, serviced by a large commercial and business center, was created on 14,000 acres of land purchased from nearly 150 separate owners in the early 1960s. Developer John Rouse supervised the overall plan for Columbia, ensuring amenities such as jobs, schools, churches, parks, medical services, and shopping were easily accessible. The development process included not only planners, but also a panel of nationally recognized experts in the social sciences who provided direction on education, recreation, religion, and health care, as well as ideas related to social interaction that was not typically incorporated into mid- to late-twentieth-century residential suburbs.

Columbia was planned with residential neighborhoods of single-family dwellings, attached townhouses, and low- and mid-rise apartments/condominiums. The villages surround the Oakland Mills Survey District on all sides with expanses of mature green space between. The Survey District is isolated from the development, however, with access only from U.S. Route 29. The construction of the freestanding and attached houses within Columbia's numerous residential villages greatly changed the population of this region of Howard County, which had previously remained predominately rural and agricultural. Suburbanization began with the 1960s purchase of the many numerous lots and continued through the latter

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part of the twentieth century, with construction of housing and commercial buildings continuing to the present. Possibly as a result of the development of Columbia, which brought new residents to the area, ownership of the three primary buildings in the Oakland Mills Survey District changed during this period, with new owners occupying each of the houses in the early 1960s.

Yet, the suburbanization of Columbia did not directly affect the historic setting of the Oakland Mills Survey District, as the area had already been greatly changed by the loss of the mill in 1897, construction/expansion of U.S. Route 29, and extensive subdivision since the founding of the mill in the early nineteenth century. The properties at 5505 and 5509 Old Columbia Pike had for the most part reached their current size of just over one acre by turn of the twentieth century, while 5471 Old Columbia Pike would be further subdivided in the subsequent decades. The Columbia subdivisions wrapped around Oakland Mills Survey District, but did not incorporate it. The new construction undertaken as part of John Rouse's vision was planned, with cul-de-sacs and winding roads flanked by modern dwellings. These split-foyer, split-level, and ranch houses reflected the architectural trends popular in the second half of the twentieth century with wood framing clad in aluminum and vinyl sidings, complex gable roofs lacking cornice moldings, large picture windows of aluminum (now predominately vinyl replacements), and attached/integrated garages. In style, form, and materials, the suburban housing had little in common with the historic buildings of the Oakland Mills Survey District. However, the alterations made to the buildings at 5505 and 5509 Old Columbia Pike in the late twentieth century reflected the materials and style of the nearby suburban housing, thus enabling them to read clearly as additions.

Integrity Evaluation

The Oakland Mills Survey District retains minimal integrity as the remaining collection of buildings from the historic Oakland Mills property. The properties at 5509 Old Columbia Pike (Oakland Mills Store and Dwelling), 5505 Old Columbia Pike (Cooper's House) and 5471 Old Columbia Pike (Blacksmith's Shop and House) were constructed in the early nineteenth century around the Oakland Mills grist mill, located on the west side of what is now Old Columbia Pike, in the path of what is now present-day U.S. Route 29. Initially developed by Charles Sterrett Ridgely with his brother, James Sterrett, Oakland Mills grew and developed throughout the nineteenth century as a community built around the mill site. Multiple dwellings and shops were constructed to house and support the mill's workers. Today, the three properties included in the Oakland Mills Survey District are the only remaining associated resources.

The Survey District as a whole retains minimal integrity as a representative collection of buildings associated with the historic Oakland Mills. While the property at 5471 Old Columbia Pike retains integrity as an individual resource, and is especially significant for its blacksmith's shop, the integrity of the district as a whole has been substantially compromised by the development of Route 29 and by the extensive additions and renovations made to 5509 and 5505 Old Columbia Pike.

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Both 5509 and 5505 Old Columbia Pike received extensive additions and renovations to the original building in the twentieth and twenty-first centuries. Each was initially constructed as a one-room deep building, with elements of the Federal style embellishing the vernacular buildings. The original section of each house is clearly visible at the façade, but is easily lost on the secondary elevations and on the interior within the complex plans created by new additions. Further, while the buildings remain visible at the façade, the large additions are visually prominent, presenting the same height and massing as the original main blocks. The north and south elevations of 5509 Old Columbia Pike are obscured by ca. 1975 wing additions, and 5505 Old Columbia Pike has been completely enveloped at its south and east elevations by several stages of additions. Further, while the original portion of each house retains integrity of design at the exterior, the interiors have been extensively refinished with new materials at each story, either replacing or obscuring historic materials. The property at 5471 Old Columbia Pike retains integrity as an individual resource, with a great deal of integrity from its earliest period, as well as several historic later nineteenth-century additions. The integrity of the blacksmith's shop, perhaps the most historically significant resource extant within the district, has been compromised by severe deterioration. As a result, the Oakland Mills Survey District no longer retains integrity of design, materials or workmanship.

Moreover, integrity of setting, association and feeling has been affected by the construction of Route 29, and its later expansion and related development. While each property retains its integrity of location, the setting has been severely compromised by the construction and expansion of Route 29, which sits directly west of the Survey District. This loss of setting in combination with the compromised integrity of design, materials and workmanship has resulted in a lack of feeling and association, as the properties no longer reflect their historic association with the mill site.

9. Major Bibliographical References

Inventory No. HO-1047

National Register of Historic Places, Oakland Mills Blacksmith House & Shop, Columbia, Howard County, Maryland

MIHP, Oakland Mills Store and Dwelling, HO-154

MIHP, Oakland Mills Cooper's House, HO-155

MIHP, Felicity II, HO-430

Simon J. Martenet, Map of Howard County, 1860.

1798 Federal Direct Tax for Maryland. Available from: www.aomol.net; Internet; accessed September 2011.

10. Geographical Data

Acreage of surveyed property	4.21
Acreage of historical setting	600
Quadrangle name	Savage

Quadrangle scale: 1:24,000

Verbal boundary description and justification

Boundary Description

The boundaries consist of the property lines of tax map 30, parcels 199 (5471 Old Columbia Road), 197 (5505 Old Columbia Road) and 179 (5509 Old Columbia Road), and the vacant lot denoted as parcel 7.

Boundary Justification

The boundaries comprise the properties of 5509, 5505 and 5471 Old Columbia Road and their associated resources; Parcel 7 is located between 5505 and 5471 Old Columbia Road. The boundary of the Survey District follows the property lines for each of the four parcels, utilizing Old Columbia Road as the western edge.

11. Form Prepared by

name/title	Kate Ritson, Architectural Historian		
organization	EHT Traceries, Inc.	date	September 2011
street & number	1121 Fifth Street, NW	telephone	(202) 393-1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

Chain of Title

5509 Old Columbia Pike

Federal Direct Tax 1798	Owners of portions of "Felicity" listed: <ol style="list-style-type: none"> 1. Deborah Sterrett Part of "Felicity Farm" adjoining William P. Matthews, 1107 acres, with 1-story log dwelling house, 18 by 24 feet 2. Deborah Sterrett: Part of "Felicity Farm," 2 acres with 1-story, 1/3 brick, 1/3 log, 1/3 stone dwelling, 18 by 66 feet 3. William P. Matthews: Part of "Felicity Farm" adjoining Deborah Sterrett, 400 acres with 1 log dwelling house
Prior to May 28, 1819	Charles Sterrett Ridgely (son of Deborah Sterrett) to James Sterrett: "a moiety of the lands or grounds...which were improved by the erection of certain mills called and known by the name of the Oakland Mills and other valuable buildings upon the same lands or grounds at the joint and equal expense of the said Charles Sterrett Ridgely and James Sterrett, but for which said moiety of land...the said James Sterrett never received a conveyance from the said Charles Sterrett Ridgely...."

Confirmed:

Deed Liber WSG 8, Folio 398 Land Records Anne Arundel Co. May 28, 1819	Charles Sterrett Ridgely to James Sterrett.
Deed Liber WSG 7 Folio 193 Land Records Anne Arundel Co. February 29, 1820	James Sterrett to Directors and Company of City Bank of Baltimore.
Deed Liber WSG 8 Folio 398 Land Records of Anne Arundel Co. September 15, 1821	Charles Sterrett Ridgely to President, Directors and Company of City Bank of Baltimore. Includes four lots part of "Felicity": <ol style="list-style-type: none"> 1. Mill Seat, 5.5 acres 2. Lot on east side of Columbia Turnpike "whereon a stone dwelling house intended for the accommodation of a cooper

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

	<p>is erected," 20 square perches.</p> <p>3. Lot on east side of Columbia Turnpike "where is erected a cooper's shop....," 9 square perches</p> <p>4. Lot on east side of Columbia Turnpike "on which are erected a smith's shop and a dwelling house for the accommodation of a blacksmith....," .25 acres</p>
<p>Deed Libert WSG 8 Folio 404 Land Records Anne Arundel Co. February 27, 1822</p>	<p>Charles Sterrett Ridgely to President, Director and Company of City Bank of Baltimore Land Records of Anne Arundel County</p>
<p>Deed Liber 122 Folio 511 Land Records Anne Arundel Co. September 23, 1823</p>	<p>Chancery Record. Records Dispute between City Bank of Baltimore and James Sterrett. Records of the Maryland Chancery Court, Chancery Record.</p>
<p>Deed Liber WSG 11 Folio 295 Land Records Anne Arundel Co. July 5, 1825</p>	<p>Charles Sterrett Ridgely to Robert Oliver (All of Deborah Sterrett's heirs released their interest in this property so that Charles could sell it to Robert Oliver) Two parts of a tract called "Felicity" "comprehending the lands improved and at present occupied by Charles Sterrett Ridgely..."</p> <p>1. 567 acres 2. 1 acre</p>
<p>Deed Liber WSG 11 Folio 483 Land Records Anne Arundel Co. December 21, 1825</p>	<p>President, Directors, and Company of the City Bank of Baltimore to Robert Oliver, \$9,278. Four lots part of "Felicity":</p> <p>1. Lot where Oakland Mills stands, 2.5 acres</p> <p>2. Lot on the east side of Columbia Turnpike "whereon a stone dwelling house intended for the accommodation of a cooper is erected..." 20 square perches</p> <p>3. Lot with a cooper's shop</p> <p>4. Lot with a smith's shop (same as that deeded from James Sterrett February 29, 1820, Liber WSG 7, Folio 193)</p>
<p>Advertisement September 21, 1838</p>	<p>Advertisement for sale of "Oaklands" that appeared in The American (pg. 3, col. 7): Estate of Thomas Oliver, Esq.: The property was divided into lots:</p> <p>Lot 3: Mill Seat on 18 acres, 1 rood, 9 square perches</p> <p>Lot 4: 2-story, stone Miller's House (dimensions 26x18 feet) on 2 roods, 21 square perches</p> <p>Lot 5: Part stone, part wood Store and Dwelling, Ice house, on 1</p>

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

	<p>rood 13 square perches fronting the turnpike</p> <p>Lot 6: Frame Cooper's dwelling and shop (38x18 feet) on 4 acres, 1 rood, 7 square perches fronting on turnpike.</p> <p>Lot 7: 2-story frame Blacsmith's dwelling (32 x 15.5 feet) and frame shop (24x20 feet) on 10.25 acres fronting the turnpike</p> <p>Lot 8: Wheelwright's shop on 15 acres, 11 perches "attached thereto adjoining the home place on the East side, and fronting the turnpike."</p>
<p>Deed</p> <p>Liber WSG 23 Folio 319</p> <p>Land Records Anne Arundel Co.</p> <p>November 26, 1838</p>	<p>Thomas Oliver (son of Robert Oliver) to George R. Gaither. 12 acres plus.</p>
<p>Deed</p> <p>Liber WWW 23 Folio 418</p> <p>Land Records Howard Co.</p> <p>October 27, 1864</p>	<p>George R. Gaither to Philip Tabb. 11 tracts = 281 acres. Includes mill seat at Oakland = 12 acres, 2 roods, 6 square perches.</p>
<p>Deed</p> <p>Liber LJW 33 Folio 516</p> <p>Land Records Howard Co.</p> <p>April 29, 1874</p>	<p>Philip and Katherine V. Tabb (elder) to Francis Morris (father of Katherine V. Tabb). Parcels 1-11. Approximately 1404 acres. Parcel 1=12 acres, 2 roods, 6 square perches: "a Mill Seat...part of several tracts of land called "Felicity," Talbott's Resolution Manor," "Dorsey's Search," "Dorsey's Search Resurveyed." \$85,000.</p>
<p>Deed</p> <p>Liber JHO 55 Folio 258</p> <p>Land Records Howard Co.</p> <p>November 29, 1889</p>	<p>Philip Tabb (father of grantees) to Katherine V. Tabb (younger) and Evelina M. Bailliere. Including "lands and buildings situated near Ellicott City known as Oaklands...all that former estate and residence of Francis Morris...property devised in will of Francis Morris to his daughter Kate V. Tabb (Katherine V. Tabb, the younger's, mother, and Philip Tabb's former wife)."</p>
<p>Deed</p> <p>Liber ACR 65 Folio 451</p> <p>Land Records Howard Co.</p> <p>May 22, 1896</p>	<p>Evelina M. and Frederick H. Bailliere to Katherine V. Tabb (younger). Part of Oakland Estate. 3 parcels: Parcel 2=1 acre, 20 square perches.</p>
<p>Deed</p> <p>Liber WWLC 82 Folio 283</p> <p>Land Records Howard Co.</p> <p>July 3, 1906</p>	<p>Katherine V. Lee (formerly Katherine V. Tabb) and Frank M. Lee (husband) to John V.L. Findlay, Jr. Part of Oakland Estate. 1 acre, 20 square perches.</p>
<p>Deed</p> <p>WWLC 95 Folio 593</p>	<p>John V.L. Findlay, Jr. to Richard B. Owings, of John</p>

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

Land Records Howard Co. October 27, 1913	
Deed Liber WWLC 100 Folio 127 Land Records Howard Co. November 1, 1915	Richard B. Owings, of John to Joshua Hammond. 1 acre, 20 square perches.
Deed Liber MWB 219 Folio 72 Land Records Howard Co. August 10, 1950	Charles E. Hogg, Trustee to William W. Dulany. 1 acre, 20 square perches. Court case: Joshua Hammond versus Samuel Hammond, et al. Charles Hogg assigned to sell property at public sale held July 1, 1950. Sold to William W. Dulany for \$2125.
Deed Liber MWB 233 Folio 557 Land Records Howard Co. July 15, 1952	William W. Dulany to Medford J. and Bonnie S. Benjamin
Mortgage Liber MWB 233 Folio 559 Land Records Howard Co. July 15, 1952	Medford J. and Bonnie S. Benjamin to William W. Dulany. Mortgage.
Deed Liber MWB 242 Folio 464 Land Records Howard Co. April 15, 1953	Medford J. and Bonnie S. Benjamin to William W. Dulany. 1 acre, 20 square perches.
Deed Liber MWB 254 Folio 119 Land Records Howard Co. November 27, 1953	William W. and Helen B. Dulany to Hazel M. Spicer. 1 acre 20 square perches.
Deed Liber 322 Folio 463 Land Records Howard Co. October 28, 1958	Hazel M. Spicer Treadwell and John Treadwell (husband) to Frederick G. and Mary Ruth G. Buchness. 1 acre, 20 square perches on U.S. Route 29 at Oakland Mills.
Deed Liber WHH 402 Folio 68 Land Records Howard Co. June 17, 1963	Frederick G. and Ruth G. Buchness to Clifford F. and Alice B. Shaw. 1 acre, 20 square perches on U.S. Route 29 at Oakland Mills.
Deed Liber CMP 487 Folio 536 Land Records Howard Co. May 15, 1968	Clifford F. and Alice B. Shaw to Barbara Benedict Rose and Martha S. Benedict. 1.178 acres.

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Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

Deed Liber CMP 523 Folio 546 Land Records Howard Co. December 8, 1969	Martha S. Benedict to Barbara B. Kelly (formerly Barbara B. Handy, also known as Barbara Benedict Rose). 1.178 acres.
Deed Liber CMP 798 Folio 366 Land Records Howard Co. November 11, 1976	Barbara B. Kelly to Robert B. Kelly. Conveys an undivided 1/1 interest in 1.178 acres.
Deed Liber 856 Folio 354 Land Records Howard Co. November 18, 1977	Barbara B. and Robert B. Kelly (as tenants in common) to Robert B. and Barbara B. Kelly (as tenants by entireties). 1.178 acres.
Deed Liber 4007 Folio 33 Land Records Howard Co. June 27, 1997	Barbara B. Kelly Revocable Trust, James L. Mayer and R. Frank Collins, Trustees to Stephen K. and Myra G. Gnadt. \$230,000. 1.178 acres.

5505 Old Columbia Pike

Federal Direct Tax 1798	Owners of portions of "Felicity" listed: <ol style="list-style-type: none"> 4. Deborah Sterrett Part of "Felicity Farm" adjoining William P. Matthews, 1107 acres, with 1-story log dwelling house, 18 by 24 feet 5. Deborah Sterrett: Part of "Felicity Farm," 2 acres with 1-story, 1/3 brick, 1/3 log, 1/3 stone dwelling, 18 by 66 feet 6. William P. Matthews: Part of "Felicity Farm" adjoining Deborah Sterrett, 400 acres with 1 log dwelling house
Prior to May 28, 1819	Charles Sterrett Ridgely (son of Deborah Sterrett) to James Sterrett: "a moiety of the lands or grounds...which were improved by the erection of certain mills called and known by the name of the Oakland Mills and other valuable buildings upon the same lands or grounds at the joint and equal expense of the said Charles Sterrett Ridgely and James Sterrett, but for which said moiety of land...the said James Sterrett never received a conveyance from the said Charles Sterrett Ridgely...."

Confirmed:

Deed Liber WSG 8, Folio 398	Charles Sterrett Ridgely to James Sterrett.
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Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

Land Records Anne Arundel Co. May 28, 1819	
Deed Liber WSG 7 Folio 193 Land Records Anne Arundel Co. February 29, 1820	James Sterrett to Directors and Company of City Bank of Baltimore.
Deed Liber WSG 8 Folio 398 Land Records of Anne Arundel Co. September 15, 1821	Charles Sterrett Ridgely to President, Directors and Company of City Bank of Baltimore. Includes four lots part of "Felicity": 5. Mill Seat, 5.5 acres 6. Lot on east side of Columbia Turnpike "whereon a stone dwelling house intended for the accommodation of a cooper is erected," 20 square perches. 7. Lot on east side of Columbia Turnpike "where is erected a cooper's shop....," 9 square perches 8. Lot on east side of Columbia Turnpike "on which are erected a smith's shop and a dwelling house for the accommodation of a blacksmith....," .25 acres
Deed Liber WSG 8 Folio 404 Land Records Anne Arundel Co. February 27, 1822	Charles Sterrett Ridgely to President, Director and Company of City Bank of Baltimore Land Records of Anne Arundel County.
Deed Liber 122 Folio 511 Land Records Anne Arundel Co. September 23, 1823	Chancery Record. Records Dispute between City Bank of Baltimore and James Sterrett. Records of the Maryland Chancery Court, Chancery Record.
Deed Liber WSG 11 Folio 295 Land Records Anne Arundel Co. July 5, 1825	Charles Sterrett Ridgely to Robert Oliver (All of Deborah Sterrett's heirs released their interest in this property so that Charles could sell it to Robert Oliver). Two parts of a tract called "Felicity" "comprehending the lands improved and at present occupied by Charles Sterrett Ridgely..." 3. 567 acres 4. 1 acre
Deed	President, Directors, and Company of the City Bank of Baltimore to

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

<p>Liber WSG 11 Folio 483 Land Records Anne Arundel Co. December 21, 1825</p>	<p>Robert Oliver, \$9,278. Four lots part of "Felicity": 5. Lot where Oakland Mills stands, 2.5 acres 6. Lot on the east side of Columbia Turnpike "whereon a stone dwelling house intended for the accommodation of a cooper is erected..." 20 square perches 7. Lot with a cooper's shop 8. Lot with a smith's shop (same as that deeded from James Sterrett February 29, 1820, Liber WSG 7, Folio 193)</p>
<p>Advertisement September 21, 1838</p>	<p>Advertisement for sale of "Oaklands" that appeared in The American (pg. 3, col. 7): Estate of Thomas Oliver, Esq.: The property was divided into lots: Lot 3: Mill Seat on 18 acres, 1 rood, 9 square perches Lot 4: 2-story, stone Miller's House (dimensions 26x18 feet) on 2 roods, 21 square perches Lot 5: Part stone, part wood Store and Dwelling, Ice house, on 1 rood 13 square perches fronting the turnpike Lot 6: Frame Cooper's dwelling and shop (38x18 feet) on 4 acres, 1 rood, 7 square perches fronting on turnpike. Lot 7: 2-story frame Blacksmith's dwelling (32 x 15.5 feet) and frame shop (24x20 feet) on 10.25 acres fronting the turnpike Lot 8: Wheelwright's shop on 15 acres, 11 perches "attached thereto adjoining the home place on the East side, and fronting the turnpike."</p>
<p>Deed Land Records of Howard County Liber 5 Folio 100 April 17, 1844</p>	<p>Thomas and Mary C. Oliver to William Whipps. \$1860. East side of Columbia Road, part of "Felicity"</p>
<p>Deed Liber WWW 28 Folio 319 Land Records of Howard County September 9, 1867</p>	<p>Michael Bannon, Trustee to Sarah E. Fisher (wife of Martin Fisher) Transfer the result of court case, Samuel F. Whipps versus Martin Fisher, Bannon appointed trustee to sell property September 4, 1866. 2 parcels part of property known as "Felicity": Parcel 1: 96 square perches, known as the "Stone House Lot" Parcel 2: 75 square perches, known as the "Frame House Lot"</p>

Deed A1: 37 square perches

<p>Deed Liber WWW 29 Folio 108 Land Records of Howard</p>	<p>Martin and Sarah E. Fisher to George W. Hopper. \$325. 37. square perches (half of Frame House Lot").</p>
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Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

County December 11, 1867	
Deed Land Records of Howard County Liber JHO 66 Folio 110	Ephraim Brown to Henry Ireland. \$150. 37 square perches (portion of "Frame House Lot")
Deed Liber BM Jr. 178 Folio 165 Land Records of Howard County June 1, 1943	Frank E. Shipley, Treasurer of Howard County to Board of County Commissioners of Howard County. Result of court case: "Ex parte: In the matter of the tax sale of property assessed to John Ireland..." (Case No. 3867). Public sale held July 19, 1937, ratified January 14, 1943.

Deed A2: 37 square perches (reduced to 34 square perches in 1871):

Deed Liber WWW 29 Folio 196 Land Records of Howard County December 11, 1867	Martin and Sarah E. Fisher to Richard H. Brown \$325. 37 square perches (half of "Frame House Lot")
Deed Liber WWW 31 Folio 416 Land Records of Howard County December 29, 1871	Richard H. and Mary E. Brown and John A. Whipps to William F. Brown. \$560. 34 square perches (south portion of "Frame House Lot")
Deed Liber WWW 32 Folio 270 Land Records of Howard County February 22, 1873	William F. Brown to Ephraim Brown. 34 square perches (south portion of "Frame House Lot")
Deed Land Records of Howard County May 16, 1874	Ephraim Brown to William F. Brown. \$530. 34 square perches (south portion of "Frame House Lot")
Deed Liber LJW Folio 233 Land Records of Howard County February 6, 1877	William F. and Sarah A. Brown to Martin Fisher. \$800. 34 square perches (south portion of "Frame House Lot")
Deed	Sarah E. Dixon (formerly Sarah E. Fisher, wife of Martin Fisher)

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Maryland Inventory of Historic Properties Form

Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

Liber JHO 61 Folio 554 Land Records of Howard County May 24, 1894	and Bradley S. Dixon (her husband) and Catherine L. and John W. Rhine, Charles W. and Pearl A. Fisher, Francis A. and Mary M. Fisher, Sarah E. and William T. Espey, Dalton H. Fisher, and the Land and Loan Association of Ellicott City to John Henry Smith. Grants are heirs of Martin Fisher (deceased), and Land and Loan Association is releasing land from mortgaged dated June 10, 1881 (see Lands Records of Howard County, Liber 43, Folio 394). \$175. 34 square perches (south portion of land described as "Frame House Lot")
Deed Liber HBN 109 Folio 397 Land Records of Howard County March 27, 1920	Clara and John Henry Smith to John Jones. 34 square perches
Deed Liber BM Jr. 178 Folio 46 Land Records of Howard County May 14, 1943	Frank E. Shipley, Treasurer of Howard County to Board of County Commissioners of Howard County. Result of court case "Ex parte: In the matter of the tax sale of property assessed to John Jones..." (Case No. 3957). Public sale of property held September 19, 1938, sale confirmed December 7, 1942. Property on Columbia Road near Oakland.

Deed A1 and A2: Recombined Frame House Lot:

Deed Liber BM Jr. 189 Folio 591 Land Records of Howard County May 21, 1946	Board of County Commissioners of Howard County, Maryland to Louis T. Clark. 2 lots at Oakland Mills. Sold as result of two court cases: "Ex parte: In the matter of the tax sale of property assessed to John Ireland..." (Case No. 3867) and "Ex parte: In the matter of the tax sale of property assessed to John Jones..." (Case No. 3957)
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Deed B: 96 perches

Deed Liber LJW 49 Folio 145 Land Records of Howard County March 2, 1880	Sarah E. Fisher to John Smallwood. Stone House Lot.
Deed Land Records of Howard County	C. Dorsey Hobbs, Treasurer of Howard County, to Desiree B. Clark

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Maryland Inventory of Historic Properties Form

Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

April 2, 1928	
Deed Land Records of Howard County February 1, 1933	James T. Clark substituted as purchaser

Deed A1 and A2 and B: Frame House and Stone House Lots

Deed Liber WHH 366 Folio 500 Land Records of Howard County April 5, 1961	Desiree Branch Clark (widow of Louis T. Clark, deceased December 3, 1957), James To. and Mary P. Clark to Clifford and Alice B. Shaw. 3 contiguous lots on east side of Columbia Road. 1 acre, 7 square perches.
Deed Liber 475 Folio 258 Land Records of Howard County September 14, 1967	Clifford F. and Alice B. Shaw to Timothy W. and Alyce C. Gales. 3 contiguous parcels near Oakland Mills on the east side of Columbia Road. 1 acre, 7 square perches.
Deed Land Records of Howard County Liber 2183 Folio 176 June 8, 1990	Jacquelyn Gales Ufkes and Carol Gales Jorgenson, personal representatives of Timothy W. Gales to Robert W. and Marilyn E. Dorfman. \$175,000. 1 acre, 7 square perches.

5471 Old Columbia Pike

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Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

	said James Sterrett never received a conveyance from the said Charles Sterrett Ridgely...."
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Oakland Mills Survey District
Continuation Sheet

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Deed Liber 5 Folio 100 Land Records of Howard Co. April 17, 1844	Thomas and Mary C. Oliver to William Whipps. \$1860. East side of Columbia Road, part of "Felicity."
Deed Liber 28 Folio 533 Land Records of Howard Co. December 22, 1868	Michael Bannon, Trustee to Oscar D. Thompson. 14.5 acres, part of "Felicity". Result of court case: Samuel F. Whipps, et al. versus Martin Fisher, Bannon appointed trustee to sell property. Sold at public sale December 6, 1866 for \$6000.
Deed Liber 30 Folio 494 Land Records of Howard Co. December 30, 1870	Oscar D. Thompson to Susan E. Thompson. 14 acres, part of "Felicity."
Deed Liber LJW 40 Folio 423 Land Records of Howard Co. January 25, 1879	Christian F. Rappanier, Trustee to Samuel F. Whipps. Court case: Rappanier versus Oscar D. Thompson. \$2560. 14.5 acres.
Deed Liber JHO 60 Folio 531 Land Records of Howard Co. November 11, 1893	Samuel F. and Jane Whipps to William F. Whipps (William F. Whipps died intestate February 12, 1930, leaving heirs: Nora E. Whipps, widow, 4 daughters: Alyse, Carrie, Natalie, and Ruth B., and 3 sons: Edgar E., John A., William F., and a grandson, Thomas J. Lilly and granddaughter, Mary Lilly Sage/Edgar E. Whipps died intestate October 31, 1931 leaving heirs: Annie Whipps (widow), 3 sons: William Francis, Edgar Earl, and Samuel G./Nora E. Whipps (second wife of William F. Whipps) died intestate February 13, 1931, leaving as her only heir her son Marvin E. Kruhm. 14.5 acres at Oakland Mills.
Deed	Marvin E. and Masie C. Kruhm to Edgar E. and Annie Whipps.

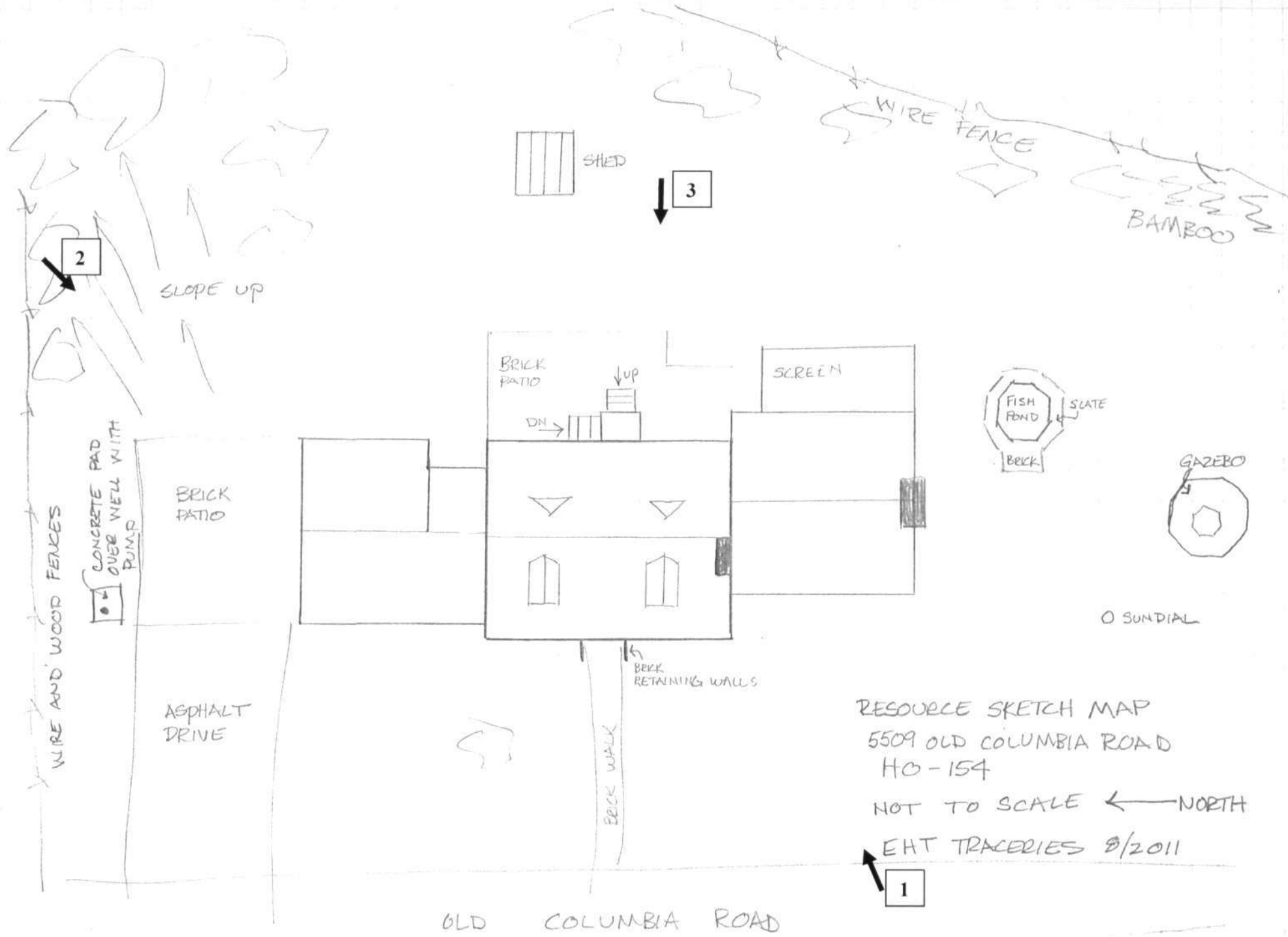
Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HO-1047

Oakland Mills Survey District
Continuation Sheet

Liber BM Jr. 147 Folio 217 Land Records of Howard Co. October 29, 1931	Conveyed their interest in common property.
Deed Liber RHM 263 Folio 308 Land Records of Howard Co. November 26, 1954	Annie Whipps (widow of Edgar E. Whipps), et al. to Paul and Laura L. Wildman. 14.5 acres.
Deed Liber 377 Folio 268 Land Records of Howard Co. December 7, 1961	Paul and Laura L. Wildman to Robert F. and Anna Mary Collins.
Deed Liber 414 Folio 339 Land Records of Howard Co. February 24, 1964	Paul and Laura L. Wildman to Robert F. and Anna Mary Collins. Confirmatory Deed.



RESOURCE SKETCH MAP
5509 OLD COLUMBIA ROAD
HO-154
NOT TO SCALE ← NORTH
EHT TRACERIES 8/2011

C1980
HID

VEGETATION

WOOD DECK

GAZEBO

8

SCREEN

SCREEN

7

WALK WALLS

BRICK

PENT ROOF

WOOD PRIVACY FENCE

6

ASPHALT DRIVE

WALK

OLD COLUMBIA RD

RESOURCE SKETCH MAP
5505 OLD COLUMBIA ROAD
HO-155
NOT TO SCALE
← NORTH

EHT TRACERIES
8/2011

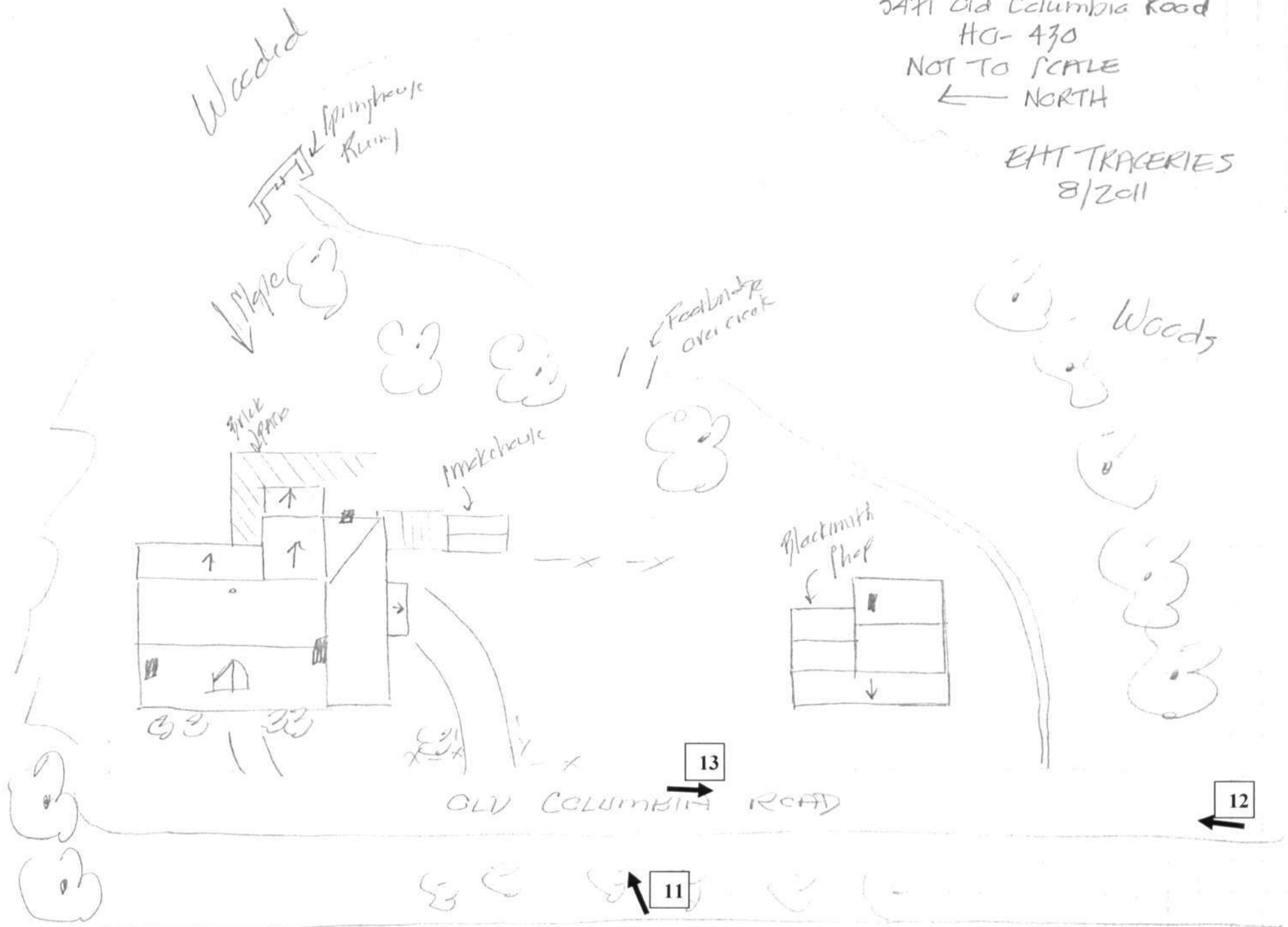
US 29

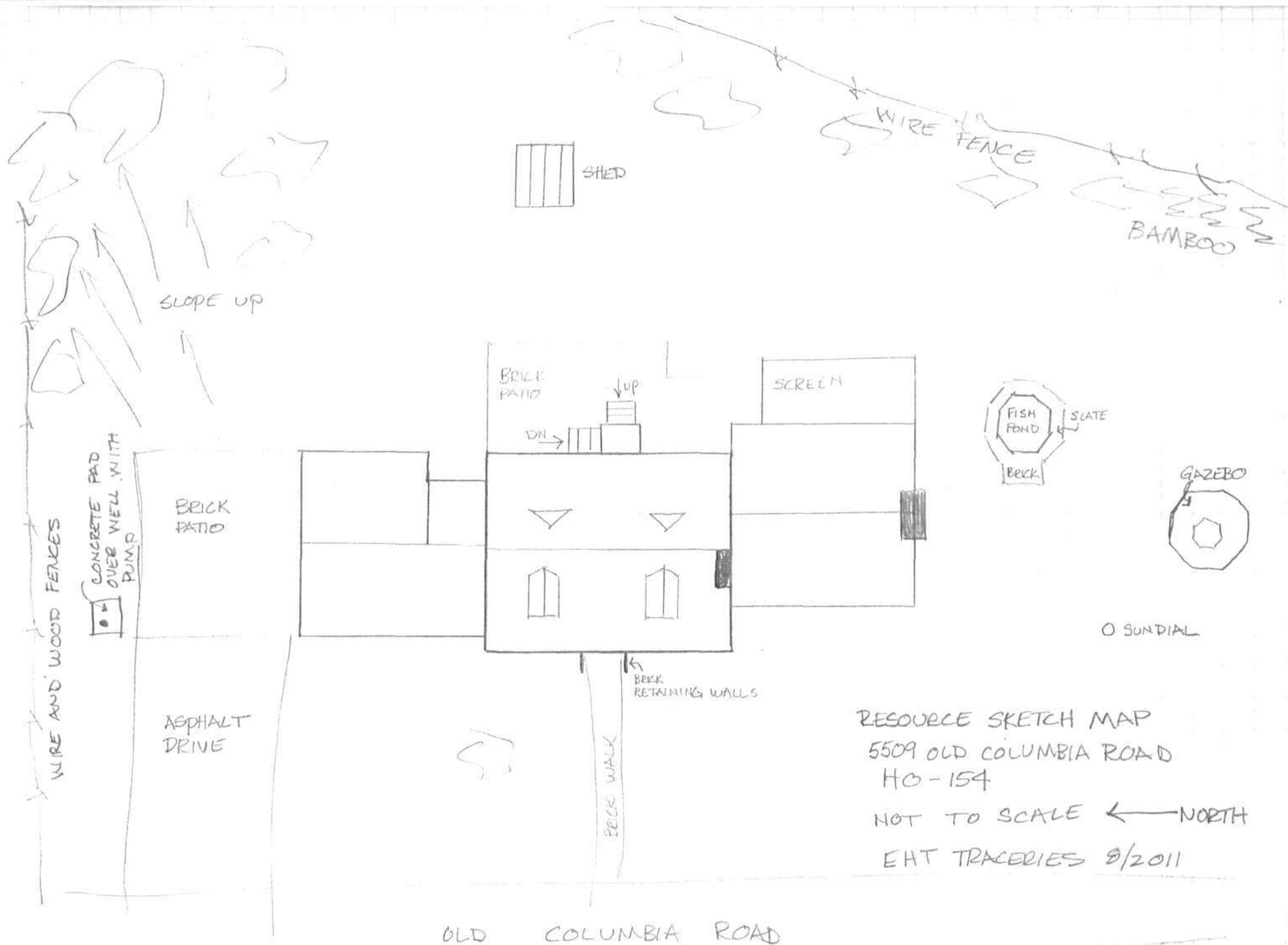
Photograph

RESOURCE SKETCH MAP
5471 Old Columbia Road
HG- 430

NOT TO SCALE
← NORTH

EHT TRACERIES
8/2011





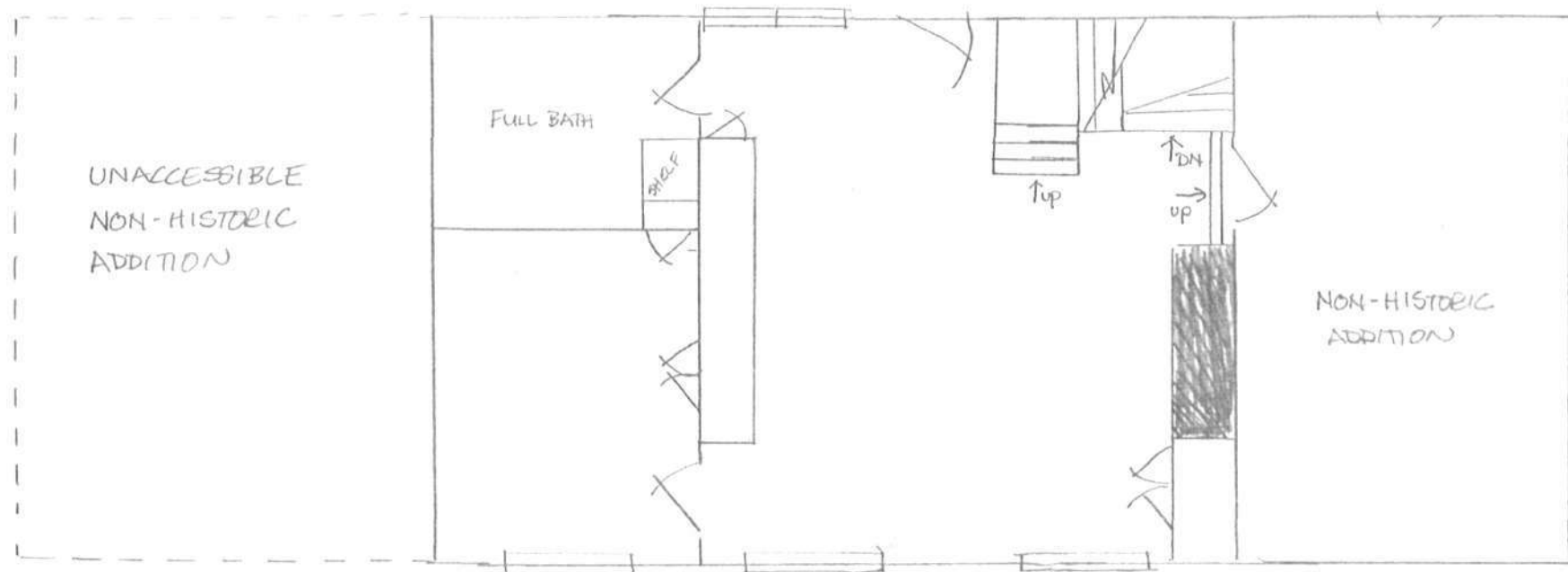
SKETCH FLOOR PLAN

5509 OLD COLUMBIA ROAD HO-154

NOT TO SCALE

← NORTH

EHT TRACERIES
8/2011



FIRST FLOOR

C1980
FIELD

VEGETABLE GARDEN

GAZERO

WOOD DECK

SCREEN

SCREEN

PLATE WALLS

BRICK

PENT ROOF

WOOD PRIVACY FENCE

RESOURCE SKETCH MAP

5505 OLD COLUMBIA ROAD

HO-155

NOT TO SCALE

← NORTH

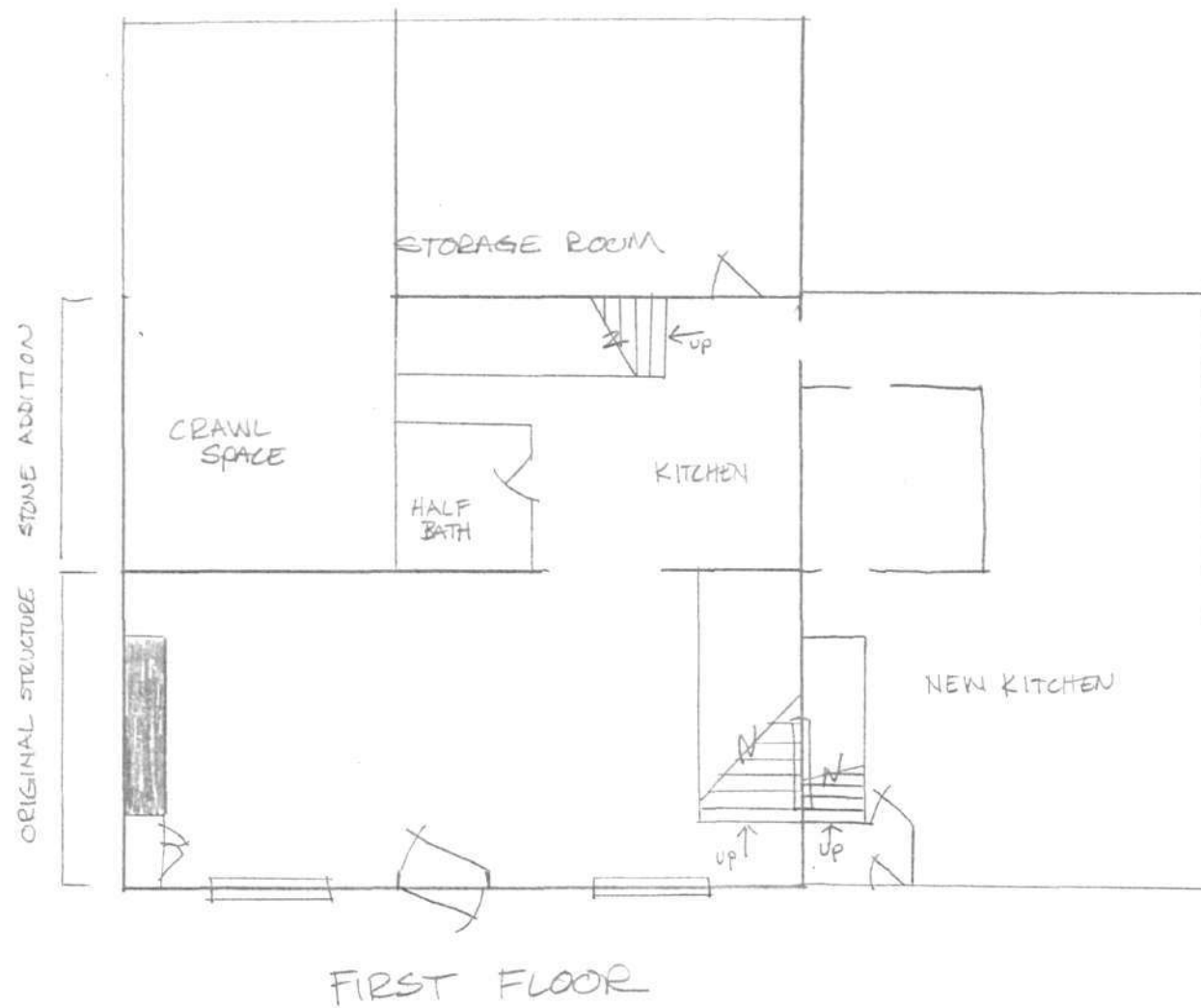
EHT TRACERIES

8/2011

ASPHALT DRIVE

OLD COLUMBIA RD

US 29



RESOURCE FLOOR PLAN
5505 OLD COLUMBIA ROAD
HO-155

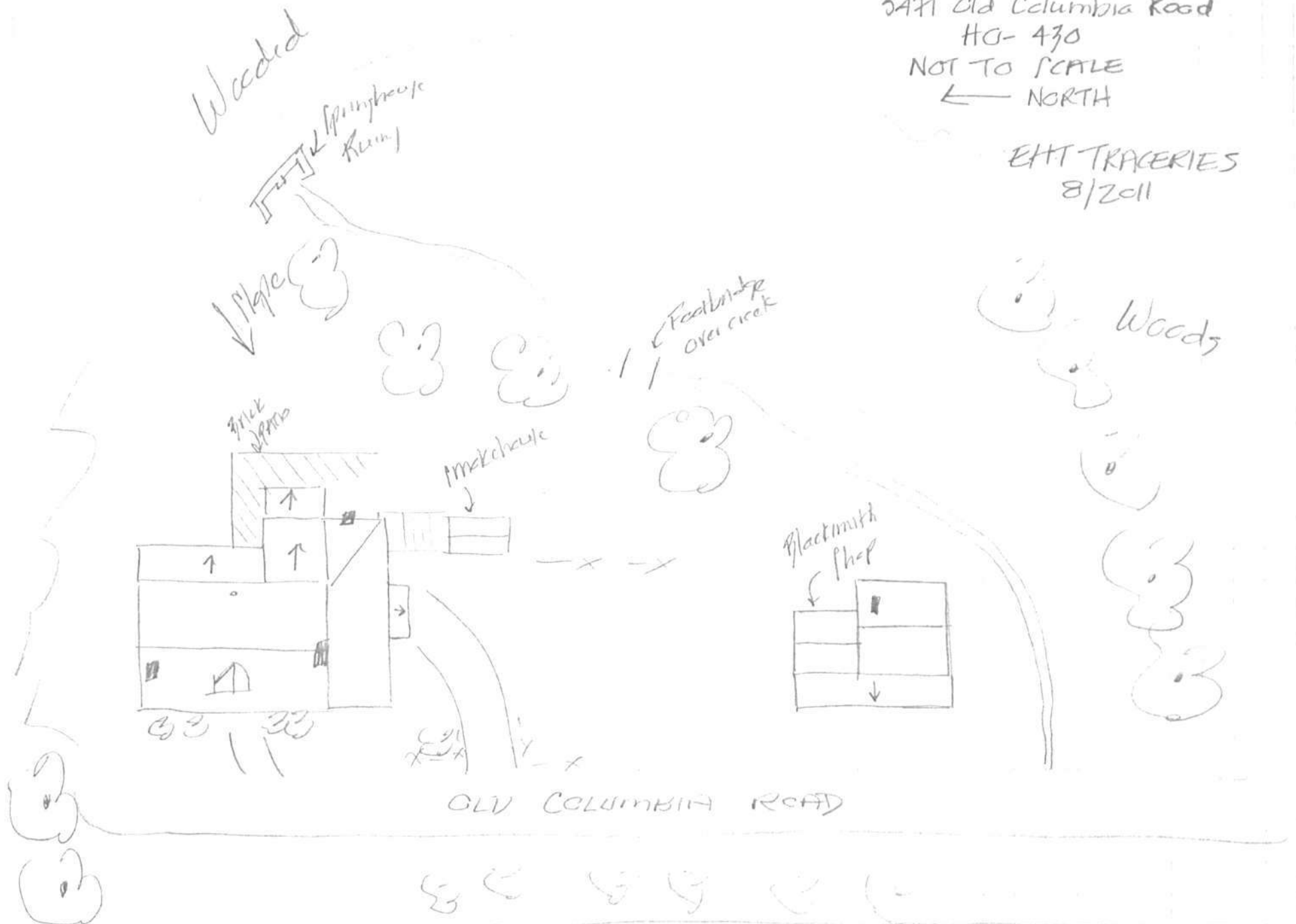
NOT TO SCALE

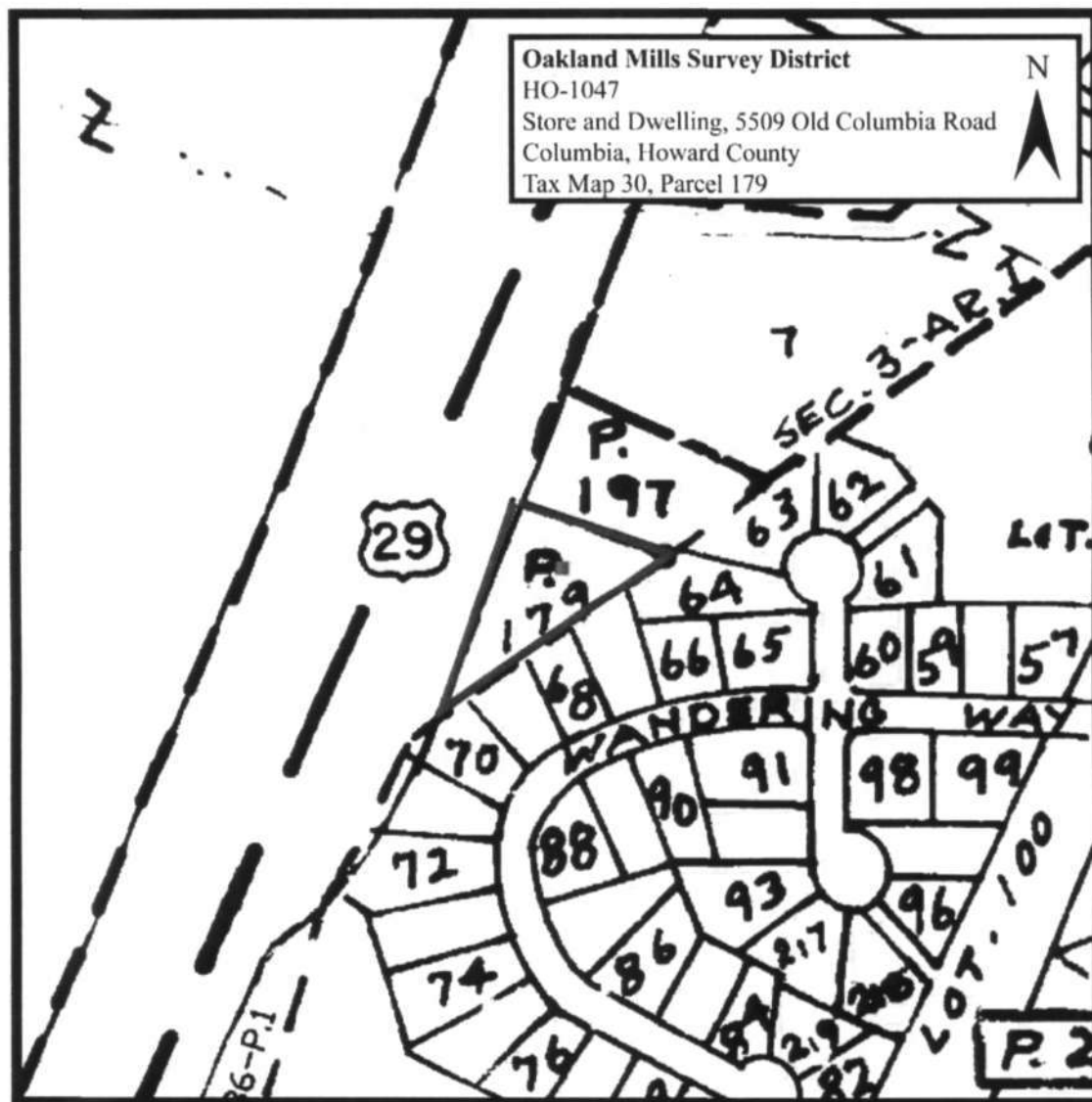
← NORTH

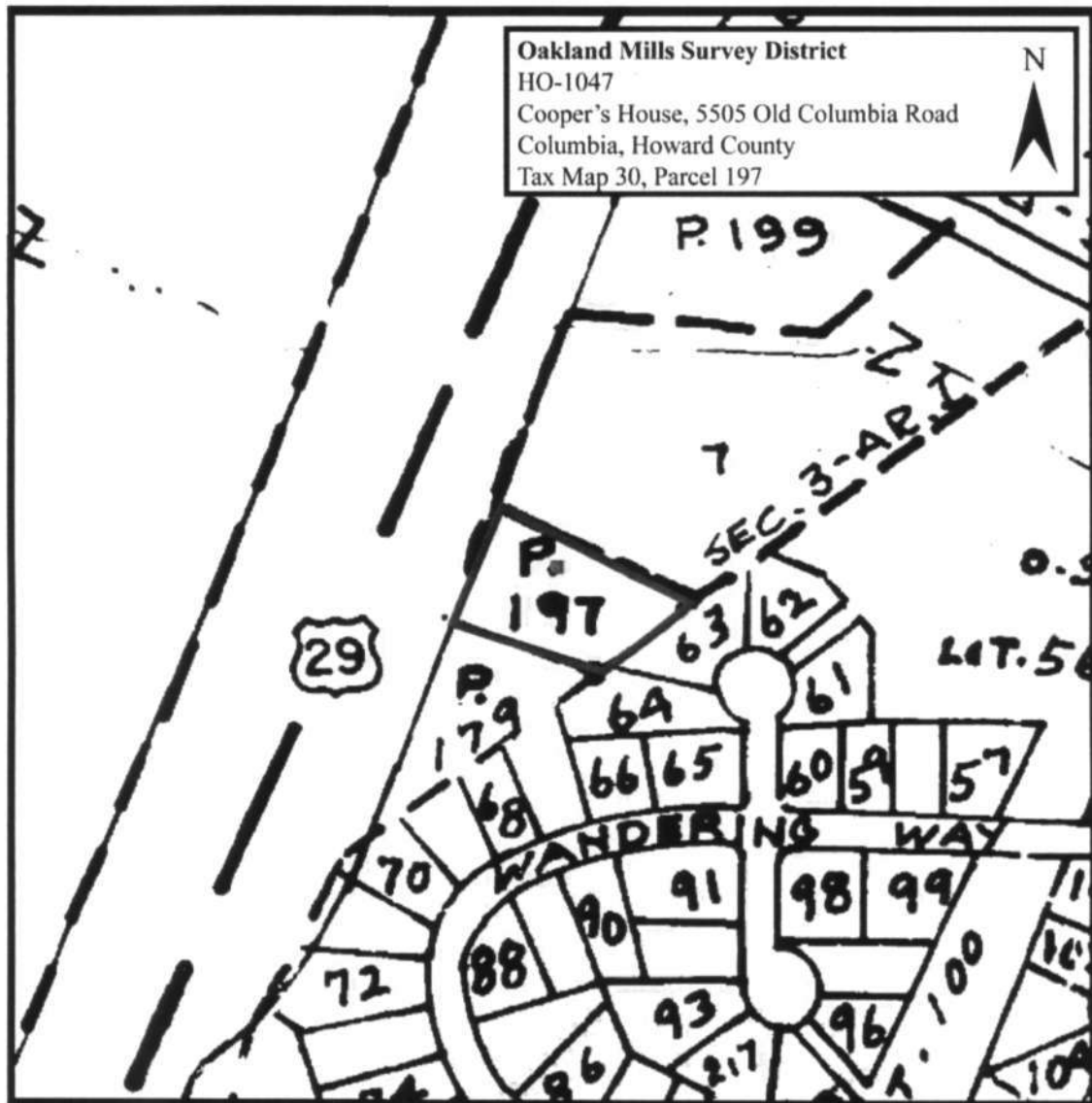
EHT TRACERIES
8/2011

RESOURCE SKETCH MAP
5471 Old Columbia Road
HG- 430
NOT TO SCALE
← NORTH

EHT TRACERIES
8/2011







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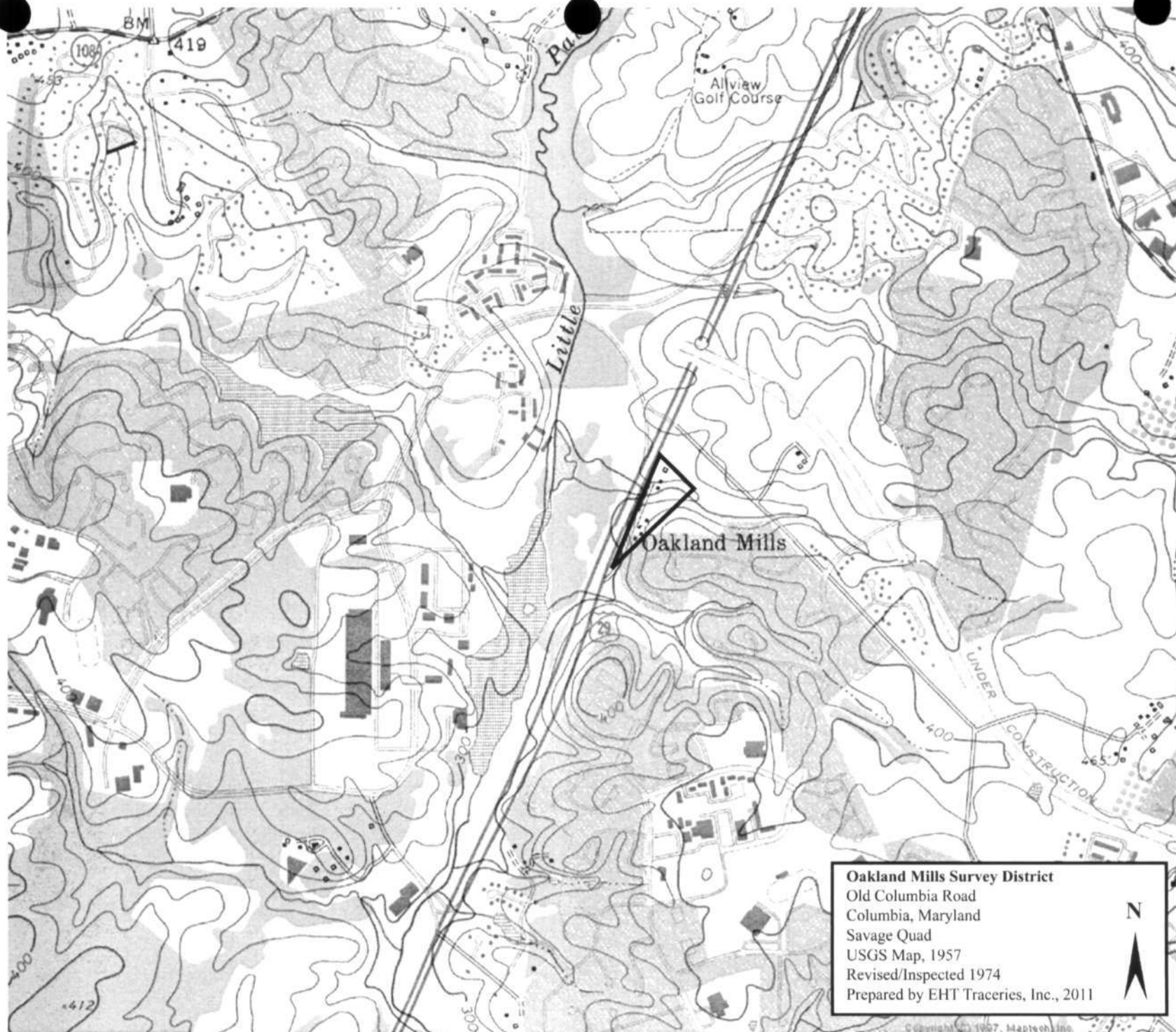
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HO-1047



HO-1047

Site and Dwelling, 5509 Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Traces

8/2011

MD THPO

Main House, west elevation, looking NE

1/13



HO-1047

Shore and Dwelling, SS09 Old Columbia Pike, Waldland Mills Survey District
Howard County, MD

Tracer 125

8/2011

MD SHPO

Main House, north elevation, looking SW

2/13



HU-1047

Stone and Dwelling, SS09 Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Traces

8/2011

MD SHPO

Main House, east elevation, looking W

8/13



Ho-1047

Store and Dwelling, 5509 Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Traceries

8/2011

MD SHPO

Main House, Interior, first floor, looking S

4/130



HD-1047

Store and Dwelling, 5509 Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Traceries

9/20/11

MD SHPO

Main House, Interior, Second Floor, looking SW

5/13



H07047

Cooper's House, SSOS Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Traceries

9/2011

MD SHPO

Main House, west elevation, looking NE

16/13



HO-1047

Cooper's House, SSOS Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Trueries

8/2011

MD SHPO

Main House, south elevation, looking NE

7/13



H0-1047

Coopers House, 5505 Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Traceries

9/2011

MD SHPO

Main House, east elevation, looking NW

8/13



HU-1047

Cooper's House, SSOS Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Traceries

9/2016

MD SHPO

Main House, Interior, first floor, looking S

9/13



HO-1047

Cooper's House, SSOS Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Traceries

9/2011

MD SHPO

Main House, Interior, Second Floor, Looking NW

2/2012

10/13



HO-1047

Blacksmith Shop and House, S471 Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Traceries

8/2011

MD SHPO

Main house, wall elevation, looking N

~~2-220~~

11/13



HIO-1047

Blacksmith Shop and House, S471 Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Trueries

8/2011

MD SHPO

Main House and Blacksmith Shop, looking N

251-6
12/13



HO-1047

Blacksmith Shop and House, S471 Old Columbia Pike, Oakland Mills Survey District
Howard County, MD

Trueries

8/2011

MD SHPO

Blacksmith Shop, west elevation, looking S

26/35

13/13